



MEMORANDUM

To: City Commission

From: Jason Chockley, Community Development Asst. Director

Date: June 14, 2022

Re: Site Plan & Plat – Sienna @ Cooper City
Petition #SP 5-3-21 & #P 5-1-21

PETITION: Sienna – Final Site Plan and Plat

LOCATION: 8701 Sheridan Street; approximately 1,300 feet east of Pine Island Road

OWNER/PETITIONER: Metropolitan Baptist Church of Miami, FL, Inc., owner /
Mattamy Homes, Petitioner

LAND USE

DESIGNATION: Residential Irregular 3.3 DU/AC, Cooper City

ZONING DESIGNATION: R-1 D, Single Family District

ANALYSIS: The subject site is approximately 9.4 acres in size and is located on the north side of Sheridan Street about one quarter mile east of Pine Island Road. The Site Plan reflects 30 single family lots all exceeding 6,500 square feet in size with one and two-story single-family homes ranging from 2,300 to over 4,300 square feet under air.

Along with approval of the Final Site Plan and Plat, there are three variances associated with this request, including the following:

1. To reduce the minimum lot width from 60' to 50.6'.
2. To reduce the side interior setback from 7.5' to 3' for one side only.
3. To increase the maximum building coverage from 33% to 42% of the lot.

The exact number of lots requiring the maximum building coverage variance will depend on which model home is sold on a given lot.

Access to the site is provided from Sheridan Street to the south. The plans reflect a private internal street within a 60-foot wide street right-of-way. A fenced lot with decorative sun shades and 400sq/ft Gazebo are proposed as a site amenity.

The plans reflect a 1.35-acre drainage retention lake and a tot lot on the north end of the project. The landscape plans reflect a 25' landscaped right-of-way buffer along Sheridan Street and a 10' offsite landscaped buffer easement along the east peripheral property line adjacent to the lake in the La Costa neighborhood in Monterra. A memorandum of understanding has been executed between Mattamy Homes and the Monterra CDD.

A Model Center Site Plan is included which reflects a temporary parking lot proposed for Lot 2 and a model home sales center proposed on Lot 3.

There are no recreation lands being proposed within the development. Therefore, the developer will need to secure approval of a fee in lieu of the recreational land dedication requirement of six acres per thousand-population generated by the development.

Per Central Broward Water Control District requirement, the applicant is requesting to plant one swale tree per lot vs the requirement of 1 swale tree every 30ft. The original plan with one tree per 30ft conflicted with multiple storm drain locations.

Plat Petition. The Sienna Village Plat reflects 30 specifically delineated lots with a restriction of 30 single family detached dwelling units. The plat reflects access from Sheridan Street to the south including a right in deceleration lane. A 2.51 acre water management area and a 60-foot wide private street are to be dedicated to the future Homeowners Association. In addition, the Plat reflects utility, landscape and drainage easements as well as the platted access opening and non-vehicular access lines.

Along Sheridan Street, Parcel "RW" dedicates 40ft of Right-of-Way to the City which will be used in the future for the County's 10ft Multi-Purpose Pathway Project.

STAFF FINDING: The plat, site plans, engineering, and landscape plans have been reviewed by the DRC for conformance with the applicable zoning district regulations and are in conformance with those standards subject to the conditions listed below. The Development Review Committee therefore recommends APPROVAL of the Final Site Plan and Plat petitions subject to the following:

1. The Applicant shall receive approval of the following items prior to City Commission Approval of the Final Site Plan and Plat:
 - a. Engineering Department approval of Engineering Plans, Water & Sewer Plans, and Paving and Drainage Plans.
 - b. Central Broward Water Control District review and approval of the Drainage and Water Management Plans.
 - c. Agree to payment of the appraisal fee and the fee in lieu of the recreational dedication requirement.
 - d. Approval and Recordation in the Broward County Records the agreements for all offsite work landscaping installation by Mattamy Homes and Monterra Community Development District.
 - e. Interagency approval of the Wetland Assessment and Mitigation Plan.

2. Approval or receipt of the following items prior to permit issuance:
 - a. Engineering Department approval of the Water and Sewer Agreement and payment of the ERC Fees.
 - b. Payment of General Government Impact Fees, and any outstanding Broward County fees.
 - c. Broward County approval of the sanitary sewer system.
 - d. Health Department approval of the Water Distribution System.
 - e. Post Office, Broward County and Fire Department approval of the Address Plan.
 - f. Submittal of recorded copies of the HOA Documents and the Declaration of Restrictive Covenants.
 - g. Broward County approval and recordation of the Plat.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board, at their meeting of May 2, 2022, recommended **Approval** of the proposed petition 7-3 with Mr. Rouse, Mrs. VanBuskirk and Mr. Katzman dissenting.

The recommendation of approval was conditioned upon the attached commitments made by Mattamy Homes at the 5/2/22 meeting to alleviate concerns from the adjacent Monterra community.

FILE COPY



COMMUNITY DEVELOPMENT DEPARTMENT CITY OF COOPER CITY

9090 SW 50 Place – P.O. Box 290910 - Cooper City, Florida 33329-0910
Phone: (954) 434-4300, ext. 226 – Fax: (954) 680-1439

GENERAL APPLICATION

ATTENTION: Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercityfl.org.

Date of Pre-Submittal Meeting: _____

Check ☒ type of application(s) for:

- | | |
|---|---|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Abandonment |
| <input type="checkbox"/> Site Plan Amendment | <input type="checkbox"/> Certificate of Conformity |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plat or Plat Amendment | <input type="checkbox"/> Sign Waiver |
| <input type="checkbox"/> Sign Package/ Sign Package Amendment | <input checked="" type="checkbox"/> Other: Variance |

FOR STAFF ONLY:

PETITION #: _____

DATE PETITION FILED: _____

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JUL 14 2021

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

CITY OF COOPER CITY
PLANNING DIVISION

I. PROJECT NAME AND LOCATION

- A. Project Name: Sienna at Cooper City
- B. Project Address: 8701 Sheridan Street, Cooper City, FL 33024
- C. Section: See Att. Township: 51S Range: 41E Total Acreage or square feet of Subject Property: 8.98 Ac.
- D. General Location Description (proximity to closest major intersection, in miles or fraction thereof):
North side of Sheridan Street, approximately 2.9 miles west of the Florida
- E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 514104010480
- F. Brief Legal Description: See attached.

II. LAND USE AND ZONING INFORMATION

- A. Existing Zoning Designation: R-1-D
- B. Future Land Use Plan Designation: Irregular Residential 3.3
- C. Existing Use(s) on Property: Vacant
- D. Proposed Use(s): Residential community
- E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval: Ordinance 14-10-1 (Annexation), Ordinance 16-1-2 (Rezoning) - Approved variances (3)- 1. Reduce min. lot width to 50.6', 2. Reduce side interior setback to 3' one side only 3. Increase building coverage to 42% Resolution 17-6-1 (Final Site Plan). Variances and Resolution 17-6-1 expired.

FILE COPY



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III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

Property Owner(s) of Record: Metropolitan Baptist Church of Miami Florida Inc.

Address: 7200 Davie Road City Hollywood ST Fl. Zip 33024

Phone: 954-963-0634 Fax: 954-963-0635 E-Mail: info@mtbci.us

I am/We: Metropolitan Baptist Church of Miami Florida Inc., do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application(s) attachments and fees become part of the official record of the Community Development Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application(s).

(Signature of Owner)

RUPERT K. BUREY
(Print Name)

STATE OF Fl Broward, Florida COUNTY OF Broward
The foregoing instrument was acknowledged before me this 14th day of, April 20 21
By (Name of Person Acknowledging) Rupert Burey She/he is personally known to me or has produced
as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE:

Name – Must be typed, printed, or stamped)

Marie Cumberbatch

My Commission Expires:

7/8/2022

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JUL 14 2021

CITY OF COOPER CITY
PLANNING DIVISION

Petitioner(s) if other than Owner): Mattamy Homes Corporation

Address: 2500 Quantum Lakes Drive City Boynton Beach ST Fl. Zip 33426

Phone: 561-413-6096 Fax: E-Mail: tony.palumbo@mattamycorp.com

Agent (if other than Owner): Design & Entitlement Consultants LLC

Address: 1127 Royal Palm Beach Blvd, Unit 411 City Royal Palm Beach ST Fl. Zip 33411

Phone: 561-707-3410 Fax: E-Mail: ken@designandentitlement.com

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Ph: (954) 434-4300, Ext. 226

Fax: (954) 680-1439

All Correspondence will be sent to the Agent unless otherwise requested.I am/we are the ☒ Agent ☐ Petitioner ☐ Other

Signature(s)

STATE OF

Florida

COUNTY OF

Palm Beach

The foregoing instrument was acknowledged before me this

10

day of,

May20 21

By (Name of Person Acknowledging)

Kenneth de la Torre

She/he is personally known to me or has produced

Florida Drivers License

as identification and did/did not take an oath.

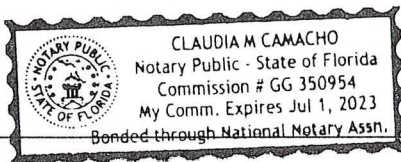
NOTARY PUBLIC SIGNATURE:

Claudia M. Camacho

Name – Must be typed, printed, or stamped)

Claudia M. Camacho

My Commission Expires:

**STAFF USE ONLY**

Petition #:

SP, P 5-3-21 U 5-1-12

Staff Intake By:

B Johnson

Intake Date:

5/12/21

Sufficiency Completed by:

Jchockley

Sufficiency Date:

5/14/21



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SITE PLAN APPLICATION

ATTENTION: Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercityfl.org.

FOR STAFF ONLY:

PETITION #: SP 5-3-21

DATE PETITION FILED:

5-12-21

Date of Pre-Submittal Meeting: _____

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

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I. PROJECT DESCRIPTION – (Attach additional sheets if necessary)

A. Please provide a narrative description of the proposed site plan or site plan amendment, which is the subject of this review. Provide enough detail to adequately describe all proposed uses on site. Applicant is proposing to renew all of the past approvals for Sienna @ Cooper City in order to propose a new residential community within the City of Cooper City. Applicant is not proposing any variations of the past approvals, including the approved variances.

II. PROJECT HISTORY

List in chronological order any previous relevant development approvals. Attach additional page(s) for the following:

Petition Number:	Z 5 -1-15
Resolution/Ordinance #	Ordinances 14-10-1 (Annexation), 16-1-2 (Rezoning) & Reso. 17-6-1 (Site Plan)
Request:	Preliminary & Final Site Plan Approval
Action:	
Date:	3/16/21

III. ADJACENT PROPERTIES

Adjacent Property:	Land Use Designation	Zoning Designation	Existing Use(s) of Property
NORTH	Irr. 3.66	PUD	Monterra Residential PUD
SOUTH	Res. Low 5 (Pembroke Pines)	R-1 C (Pembroke Pines)	Residential - Pasadena Lakes Plat
EAST	Irr. 3.66	PUD	Monterra Residential PUD
WEST	Irr. 3.66	PUD	Monterra Residential PUD

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IV. COMPLIANCE - (Attach Additional Sheets if Necessary)

Is property in compliance with all previous conditions of approval and/or applicable Code requirements?

☒ Yes ☐ No If No, please explain: _____

V. TABULAR DATA

COMPLETE ALL DATA (INDICATING N/A IF NOT APPLICABLE)

PROJECT DATA	CODE REQUIREMENT	PROPOSED	DIFFERENCE
Acreage (Total Gross)	N/A	9.43	
Acreage (Total Net)	N/A	8.98	
Lot Depth (Maximum)	100' Min.	130'	+ 30'
Lot Width (Minimum)	60'	Apr. Var. = 50.6'	-9.4'
Total Dwelling Units (DU'S)		30	
Minimum Floor Area (sq. ft.)	1,200	1,940	+740
Density	3.3 Maximum	3.18 DU / Ac.	
Total Sq. Footage	N/A		
Commercial (sq. ft.)	N/A		
Industrial (sq. ft.)	N/A		
Other (sq. ft.)	N/A		
Floor Area Ratio (FAR)	N/A		
% Building Coverage	33%	42%	+9%
Max. Bldg. Height (ft./stories)	2 - Story / 30'	2 - Story / 30'	
Impervious Surface Area	N/A		
Open Space Area	N/A		
Total Parking Spaces	90	126	+66
Handicap Parking Spaces	1	1	
# of Access Points/Roads	1	1	
# of Loading Areas/Spaces	N/A		
Accessory Structures (sq. ft.)	N/A		
Setback -- Front	25'	25'	
Setback -- Rear	15'	15'	
Setback -- Side Interior	7.5'	3.0' One Side / 7.5'	-4.5'
Setback -- Side Corner	15'	15'	



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For Residential Show tabular data on the site plan including: Total # of Dwelling Units (DUs); and Types of Units: # of Single Family (SF); # of Zero Lot Line (ZLL); # of Townhomes (TH); and # of Multi-Family (MF).

For other projects where it would be relevant provide on the SITE PLAN: # of Rooms; # of Seats; # of Beds; # of Children; # of Drive-Thru Lanes; in addition to: Recreation Area; Preserve Area; Civic Area; and Institutional Area.

VI. APPLICANT'S STATEMENT OF JUSTIFICATION

(Attach additional sheets if necessary)

A. Reference relevant purposes, goals, objectives and policies from the City's Comprehensive Plan, which is available online at the City's web site (www.coopercityfl.org).

Development of Subject Property to a residential development is compatible with the existing surrounding land uses of the Monterra Planned Residential Community. Proposed density of 3.18 D.U./Ac. is below and consistent with the Irregular Residential Density cap of 3.3 D.U./Ac. Subject Property is an infill parcel and will utilize existing infrastructure and meet concurrency requirements.

B. That the proposed request is in compliance with the City's Code of Ordinances. Please specify if any variances are necessary for approval of the proposed site plan.

Proposal for Subject Property is consistent with the expired approvals from 2017. Applicant is not proposing any variations or deviations that were not already previously approved. Applicant is renewing all past Entitlement approvals. Variances previously approved are consistent.

VIII. CONSENT STATEMENT

(Owner to complete if using agent/representative)

Design & Entitlement

I/We, the aforementioned owner(s), do hereby give consent to Consultants, LLC. to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s):

Print Name(s):

RUPERT K. BUREY

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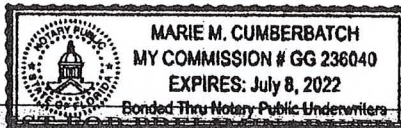
IX. NOTARYSTATE OF FloridaCOUNTY OF BrowardThe foregoing instrument was acknowledged before me this 31st day of March 20 21By (Name of Person Acknowledging) Rupert Burey She/he is personally known to me or has producedidentification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE:

Name – Must be typed, printed, or stamped)

Marie Cumberbatch

My Commission Expires:

7/8/2022**X. SUBMITTAL CHECKLIST FOR PRELIMINARY SITE PLAN REVIEW**

QTY	REQUIRED	YES (✓)
1	Completed Original General Application	X
1	Completed Original Site Plan Application	X
1	Certificate of Title, property deed or other proof of ownership	X
14	Signed Surveys – with 1 Signed and Sealed Survey	X
14	Plats	X
14	Site Plans	X
14	Aerials Photos of subject site clearly delineating site boundary lines.	X
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	X

VI. STAFF USE ONLY

Petition #: <u>SP 5-3-21</u>	Staff Intake By: <u>B Johnson</u>	Intake Date: <u>5/12/21</u>
Sufficiency Completed by: <u>J Checkley</u>	Sufficiency Date: <u>5/14/21</u>	

XIV. COOPER CITY CODE**Sec. 24-41. PRELIMINARY SITE PLAN REVIEW - SUBMITTAL REQUIREMENTS**

NOTE: Preliminary site development plans for parcels not previously platted and recorded shall be accompanied by a preliminary plat before the Planning & Zoning Board and the City Commission.

The following documents shall be submitted for preliminary site plan review:

- (a) Completed applications for concurrent site plan and plat review (if platting is required) with the applicant's signature notarized;
- (b) Fourteen (14) copies of the preliminary site development plans (and fourteen (14) copies of the preliminary plat, if applicable) signed and sealed by a registered architect or engineer, or signed by a land planner;
- (c) Proper site plan and plat review fees;
- (d) Schematic engineering plans;



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SITE PLAN APPLICATION

- (e) A copy of the existing recorded plat, if applicable;

Sec. 24-42. REQUIRED INFORMATION

- (a) Preliminary site development plans shall be submitted on sheets twenty-four (24) by thirty-six (36) inches in size, folded and containing the following required information:
- (1) Project title;
 - (2) Legal description;
 - (3) Site boundaries clearly defined;
 - (4) North arrow;
 - (5) Scale (no less than one inch equals fifty (50) feet);
 - (6) Name of developer and owner of record;
 - (7) Location sketch of property (min. 1" = 600');
 - (8) Name of engineer, architect, or planning consultant responsible for the site plan;
 - (9) Existing zoning and zoning of all abutting properties;
 - (10) Existing and proposed physical site features, including waterways, lakes, cross sections and one foot contours of all waterways, water canal courses, and drainage facilities;
 - (11) Location, dimensions and sizes (including height) with respect to each other and to lot lines of all existing and proposed buildings and structures (accessory and main), major excavations, proposed reservation for recreation areas (if applicable);
 - (12) Location and dimension of proposed sidewalks, curb cuts, parking and loading spaces including striping, wheel stops, and parking lot lighting, ramps (slopes), curbs, curb gutter, seawalls, bulkheads, channeled ingress and egress;
 - (13) Proposed and existing streets (interior and abutting) with median, median cuts, and stacking lanes (if any), traffic control signs and guardrails;
 - (14) Schematic location of all buildings, driveways and streets (including the names of the streets and right-of-way width) within one hundred (100) feet of the property;
 - (15) Required setbacks and building separations;
 - (16) All existing and proposed easements with dimensions;
 - (17) Location and height of all existing and proposed fences, utility structures, and dumpster enclosures (size of proposed dumpsters shall be compatible with projected need);
 - (18) Schematic elevations of buildings, showing concealment of all mechanical or accessory equipment located on the roof (wind driven equipment does not have to be hidden) may be shown on a separate drawing;



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- (19) Location of all permanent signs to be placed on the ground; for purposes of this article the word "permanent" means intended to remain on the property after all construction thereon has been completed, or costing in excess of three hundred dollars (\$300.00);
- (20) Existing and proposed fire hydrant locations and fire flow calculations as provided by a professional engineer (calculations may be on separate, sealed sheet);
- (21) A tree survey;
- (22) A preliminary wetlands determination from the Broward County Department of Planning and Environmental Protection (DPEP).
- (23) The following tabulations, when applicable:
- a. Gross and net site area (excluding all rights-of-way abutting the parcel, including both square feet and percentage of the property);
 - b. Total building floor area (gross square feet and percentage of square footage to be built);
 - c. Total building area coverage (square feet and percentage of net site area);
 - d. Total parking and drive area (square feet and percentage of net site area) and amount of parking spaces required and provided;
 - e. Total landscaped open space (square feet and percentage of net site area);
 - f. Total units and density, and the number of units by number of bedrooms as follows:
 1. Total one-bedroom;
 2. Total two-bedroom;
 3. Total three-bedroom;
 4. Total others.
- (24) Notes on the site plan covering the following items:
- a. Whether the project will be constructed in one or more stages;
 - b. Type of fire prevention, i.e., sprinklers, smoke detectors;
 - c. For municipal recreation planning purposes, whether the development is planned as a family or adult community;
 - d. An intention to comply with state regulations, which prohibit deed restrictions, restrictive covenants or other actions by developers to inhibit or impair the right to have energy saving measures, including without limitations, clotheslines.

(b) For single-family or duplex developments items (18), and (23) c, d, and e, shall not be applicable.

Sec. 24-43. REVIEW PROCEDURES

- (a) The director, city engineer, chief building official and police chief and fire chief shall review the preliminary site development plans and a written report of their comments shall be submitted to the planning and zoning board at least five (5) days prior to the next regular meeting at which the applicant desires the site plan to be considered. The applicant may request copies of such administrative reports through the director.
- (b) The initial plan filed with the city shall be considered as a preliminary site plan. However, if the plan and supporting data complies in all respects for the requirements for a final plan, the planning and zoning board and the engineer may recommend to the commission that they proceed to final action upon first consideration of the plan.



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Sec. 24-44. ACTION BY REVIEWING BODIES

- (a) The planning and zoning board shall consider the preliminary site development plan at a public meeting and shall evaluate it as it relates to the city's comprehensive plan, code and ordinances and conformance to the requirements in this chapter.
- (b) The planning and zoning board shall recommend approval, approval with conditions, or disapproval of either a preliminary site plan or plat, based upon the results of its evaluation of the facts set forth in subsection (a) above, within thirty (30) days of its initial meeting to discuss the preliminary site plan or plat. Failure to act within the thirty day period shall be considered disapproval and the applicant may elect to proceed to the city commission, withdraw the application or prepare a new submission.
- (c) Should the planning and zoning board recommend approval of the preliminary site development plan, it is without prejudice and the approval should not be considered as any indication that the final site plan will be approved and no vested rights or basis for equitable estoppels shall incur to the applicant as a result thereof. A vote to recommend approval or disapproval of a preliminary site development plan shall permit the applicant to proceed to the city commission for a preliminary review, after the applicant has received a review by the recreation committee.
- (d) The city commission shall review the application, accompanying documents, and comments from staff and recommendations from the planning and zoning board and recreation committee. The city commission may approve, approve with conditions, or disapprove a preliminary plat or site plan within thirty (30) days of its initial meeting to discuss the preliminary application. Failure to act within the thirty day period shall be considered disapproval and the applicant may either withdraw the application or prepare a new preliminary application to be reviewed in accordance with this section.

Sec. 24-60 FINAL SITE PLAN REVIEW - SUBMITTAL REQUIREMENTS

- (a) After the City Commission has approved the preliminary site plan the applicant may then proceed to prepare and submit the final site plan for staff and Planning & Zoning Board review and action. The final site plan may be submitted no later than six (6) months after preliminary site development plan action.
- (b) If a final site development plan has not been filed for the site covered by the preliminary site development plan before the six-month period has elapsed, the preliminary review stage shall become null and void. All modifications and changes to the drawings revised subsequent to the preliminary site plan review shall be considered by the Planning & Zoning Board at its final site development plan review.
- (c) The final site development plan shall be filed with the City Clerk along with all required submission documents, at least forty-five (45) days prior to the Planning & Zoning Board meeting at which the applicant desires to have the final site plan considered.

Sec. 24-61 REQUIRED INFORMATION: The following information is required to be included with the final site plan. Additional information may be required by the staff, the planning and zoning board and by the commission depending on the scope of the project.

- (a) Fourteen (14) copies of the final site development plan meeting all requirements of this code, including finished floor elevations. The final site plan shall be sealed by a registered architect, engineer or signed by a land planner.
- (b) One copy of final engineering plans of the public and private utility improvements, including water and sewer, ground floor elevations, fire hydrants and storm drainage, which have been previously approved by the city engineer. The city engineer's signature shall appear on the drawings.
- (c) One copy of final building floor plans, elevation (front, side and rear showing the concealment of roof-scapes). These plans are to be signed and sealed by a registered architect or engineer.
- (d) Development review submission requirements.
- (e) Utility service certification of availability by Florida Power & Light and Southern Bell.
- (f) Report from county school system of availability of facilities (for residential developments).



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SITE PLAN APPLICATION

- (g) All necessary off-site easements, covenants and warranty deeds, all signed by the property owner and in recordable form approved as to form by the city attorney and approved as to content by the city engineer.
- (h) Fourteen (14) copies of the final plat, if applicable.
- (i) Fourteen (14) copies of landscape plans meeting the requirement of the beautification requirements of this code where applicable, shall be submitted on a separate drawing (sheets twenty-four (24) by thirty-six (36) inches) to the department of planning and growth management for review and for submission and approval by the community appearance board no later than the date the final site plan is submitted to the city.
- (j) Approval from Central Broward Water Control District and, where applicable, other governmental review agencies.
- (k) Comments from the Broward County development review committee.
- (l) Written report by the city engineer indicating approval of the final engineering plans and other regulations subject to review by the city engineer.
- (m) Report by the director indicating no noted violations of any regulations subject to the director's review.
- (n) Report by the chief building official indicating no noted violations of the South Florida building code or other areas of the official's responsibility under the city code.
- (o) Report by the police chief and fire chief indicating no violations of any regulations subject to their review.
- (p) Covenants, deeds and indication of approval of certificate of title, if any, approved by the city attorney.
- (q) Itemized checklist of all required processing fees.
- (r) An itemized off-site and on-site improvements bond and fee schedule approved by the city engineer. The petitioner shall be required to submit a list consisting of all materials (unit costs and total cost) for items included in, but not limited to, definitions of public and private improvements, to the city engineer, in order to properly prepare the necessary schedule.
- (s) Proposed development order.
- (t) Indication of payment of all fees required to have been paid by the time of site plan approval.
- (u) A narrative and graphic description of how the proposal complies with the provisions of the development review criteria set forth in section 24-64, criteria for approval.



COMMUNITY DEVELOPMENT DEPARTMENT CITY OF COOPER CITY

9090 SW 50 Place – P.O. Box 290910 - Cooper City, Florida 33329-0910
Phone: (954) 434-4300, ext. 226 – Fax: (954) 680-1439

FILE COPY

PLAT/ PLAT AMENDMENT APPLICATION

ATTENTION: Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercityfl.org.

Date of Pre-Submittal Meeting: _____

FOR STAFF ONLY:

PETITION #: P # 5-1-21

DATE PETITION FILED: _____

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROJECT INFORMATION

NAME OF PLAT/PLAT AMENDMENT (Must match name of Plat cover sheet): _____

TYPE OF REVIEW: (Please ☒ One)

Preliminary Plat: ☐ Final Plat: ☒ Residential: ☐ Non-Residential: ☐ Plat Amendment: ☐

PROPOSED USE OF PROPERTY: Residential community. 30 lot subdivision.

If Plat Amendment Provide Existing and Proposed Plat Note Language:

Explain Existing and Proposed Use and/or Conditions Being Requested for Change:

Subject property is vacant. Proposed use is 30 lot residential subdivision.

RECEIVED

MAY 12 2021

CITY OF COOPER CITY
PLANNING DIVISION

IF RESIDENTIAL:

Total Number of Proposed Dwelling Units: 30 D.U.

Total Land Area within Plat: 8.97 Net Acres 9.43 Gross Acres

Residential Density of Plat (du/ac.): 3.18 D.U. / Ac. Gross

IF NON-RESIDENTIAL:

Type of Proposed Use: _____

Total Land Area within Plat: _____

Proposed Maximum Building Area: _____



COMMUNITY DEVELOPMENT DEPARTMENT – CITY OF COOPER CITY
9090 SW 50 Place – P.O. Box 290910 - Cooper City, Florida 33329-0910
PLAT/PLAT AMENDMENT APPLICATION

DEVELOPER'S ENGINEER:

Provide the name of professional engineer responsible for coordinating preparation of construction plans and plat ("Developer's Engineer), or professional land surveyor if submittal is for plat only.

(Please Print or Type)

Firm Name: (if applicable) PULICE LAND SURVEYORS, INC.

Address: 5381 Nob Hill Road

City: Sunrise State: FL Zip Code: 33351

Telephone: (954) 572-1777 Fax: _____ Mobil: _____

E-Mail Address: elizabeth@pulicelandsurveyors.com

**II. SUBMITTAL CHECKLIST – PRELIMINARY/FINAL PLAT
AND/OR PLAT AMENDMENT**

QTY	REQUIRED *Submittal requirements not to be duplicated if request accompanying other Petitions.	YES (√)
1	Completed Original General Application	X
1	Completed Original Plat Application	X
1	Certificate of Title, property deed or other proof of ownership	X
*14	Sealed Surveys and 1 Signed and Signed Survey	X
*14	Preliminary or Final Plats and/or Plat Amendment	X
*14	Site Plans or Statements of Intent of proposed use of property (Check with Staff)	X
14	Aerials Photos of subject site clearly delineating site boundary lines.	X

III. STAFF USE ONLY

Petition #:	Staff Intake By:	Intake Date:
Sufficiency Completed by:	Sufficiency Date:	

Section I: Justification Statement

Introduction and Proposed Applications

This Development Application is being filed on behalf of Mattamy Home Corporation for the development of the Sienna Village Property (Subject Property) in order to renew the Final Site Plan Approval. The property is located on the north side of Sheridan Street, approximately 2.9 miles west of the Florida Turnpike. The Subject Property was annexed into the City of Cooper City on October 14, 2014, per Ordinance 14-10-1. The property also received Rezoning approval on January 12, 2016, per Ordinance 16-1-2. Finally, the property also received Final Site Plan Approval on June 20, 2017, per Resolution 17-6-1. The original applicant never proceeded with the construction of the project and therefore the approvals granted by Resolution 17-6-1 have since expired. The current applicant, Mattamy Homes, is proposing to renew the Final Site Plan Application approval by resubmitting the application to the City. Mattamy Homes is proposing to renew the Variance Application approval by resubmitting the application to the City as well. The applicant is not proposing any revisions to the original approval, rather only to renew the approvals and start the project.

The Subject Property is approximately 8.97 net acres. The Subject Property has an existing Land Use Designation of Irregular Residential 3.3 D.U./Ac. The Subject Property has an existing Zoning Designation of Single-Family Zoning District, R-1-D. The Subject Property received approvals to develop the property to a thirty (30) unit residential subdivision, with 50.6' x 130' minimum lot dimensions. With the rezoning approval, the previous applicant received approval for variances (#V 5-1-15) to certain code requirements within the R-1-D Zoning Designation. See below for summary as well as Justification Statement for the Variance application for details.

- To reduce the minimum lot width from 60' to 50.6'
- To reduce the side interior setback from 7.5' to 3' for one side only
- To increase the maximum building coverage from 33% to 42% of the lot

A variance application is also included within the overall application submittal package in order to request relief from the property development regulations of the R-1-D Zoning District. Should the variance requests be approved, the Sienna property will be allowed to be developed to its maximum development potential as well as result in compatibility with the adjacent La Costa / Monterra PMUD (Planned Mixed Use Development). See Variance Justification for additional details on the justification for the variance requests. As part of the application being filed on behalf of Mattamy, new architectural plans have been submitted for review by staff that will adhere to the requested variance property development regulations.

Justification Statement & Development Application Requirements

The following is a brief summary of how the proposed Sienna Village Residential Development conforms to the application requirements of City of Cooper City Code Chapter 24, Article IV, Section 24-64 Criteria for Approval of Final Site Development Plans.

Final Site Plan Approval – City Land Development Regulations

A. Chapter 24, Article IV, Section 24-64

1. Potable water service. Potable water service shall be available to serve the needs of the proposed development.

Response: A water and sewer availability letter is included within the application.

2. Wastewater service. Wastewater treatment and disposal service shall be available to serve the needs of the proposed development.

Response: An existing water and sewer agreement, under Resolution 17-6-3, is executed for the property. The applicant is requesting assignment of this agreement.

3. Fire protection service. Fire protection service shall be adequate to protect people and property in the proposed development. The proposed plat or site plan shall be consistent with the annual report on fire protection prepared pursuant to section 22-93, fire protection, there shall be adequate accessibility for fire apparatus to protect people and property in the proposed development, and the plat or site plan shall comply with the city code.

Response: Fire rescue is provided by Broward County Sheriff's Office Fire Rescue. Station number 28 is located approximately 2.5 miles northwest from the Subject Property on Stirling Road. Per Section 22-64 of the Cooper City Code, applicant will pay \$2,217 per dwelling unit for the impact fees, a portion of which is allocated towards Public Safety Account.

4. Police protection service. Police protection service shall be adequate to protect people and property in the proposed development. The number and type of police department vehicles and personnel needed for normal responses within a given response area shall be as budgeted by the city commission for the ensuing fiscal year

Response: Police protection is provided by Broward County Sheriff's Office. The Broward County Sheriff's Office Cooper City is located approximately 2.5 miles northwest from the Subject Property on Stirling Road. Per Section 22-64 of the Cooper City Code, applicant will pay \$2,217 per dwelling unit for the impact fees, a portion of which is allocated towards Public Safety Account.

5. Parks and recreation facilities. Parks and recreation facilities shall be adequate to serve the proposed development (residential projects only). For all proposed plats and for proposed site plans where there had been no prior dedication of land to the public for park and recreation service for that property, there shall be a dedication of land or a payment of cash in lieu of dedication for local parks in accordance with the standards set forth in chapter 22, article III, park land dedication requirements, as the same may be amended from time to time.

Response: The applicant is requesting consistency with the arrangement with the original developer, which was an agreement to have a payment in lieu of site dedication. Per Article III Section 22-43, based upon the population projections of the proposed 30 residential lots, and the calculation of 6 acres per 1,000 population, the project is to provide for .54 acres. An appraisal will be submitted, upon completion, to the City.

6. Schools. School sites and school buildings shall be adequate to serve the proposed development (residential projects only). The standard to be applied herein is a letter from the Broward County school board indicating whether there will be a school building to serve the residents of the proposed development. The city shall evaluate the development in light of the findings and recommendations expressed by the school board.

Response: A SCAD is included within the submittal package.

7. Consistency with adopted comprehensive plan. Each development permit application shall be reviewed for consistency with the adopted comprehensive plan of the city as the same may be amended from time to time. No development permit application that is inconsistent with the adopted comprehensive plan may be issued by the city.

Response: The Subject Property has a Land Use Designation of Irregular Residential 3.3 D.U./Ac. The gross density proposed is 3.18 D.U./Ac. which is below the density cap. In addition, the proposed single family residential development is compatible with the surrounding land uses. To the north, east and west is the Monterra Residential PMUD (Planned Mixed Use Development) which has a compatible Land Use Designation of Irregular Residential 3.663 D.U./Ac.

8. Solid waste disposal service. Solid waste disposal service shall be available prior to occupancy of any unit, residential, commercial, industrial or other, to provide for the needs of the proposed development.

Response: A letter from Waste Management is included within the submittal package. It provides that there is capacity for the proposed residential community.

9. Drainage and flood protection. The standards to be applied for flood protection of buildings shall be as set forth in the regulations of the city and South Broward regulations, as the same may be amended from time to time

Response: The project engineer, Schnars Engineering, has included a set of engineering plans, which includes paving and grading plans. The plans will also be reviewed by Central Broward Water Control District, as required by the City.

10. A master site plan is required for all phased development.

Response: The project will not be phased for construction.

11. Regional transportation network. The provisions of this subsection shall apply to assessments pertaining to the impact of proposed development permits on the regional transportation network.

Response: A traffic analysis is included within this submittal package which addresses the project's impacts on surrounding roadways.



March 28, 2022

Jason Chockley
Community Development Department City of Cooper City
9090 SW 50th Place
Cooper City, FL. 33328

Re: Sienna at Cooper City
Applications: Final Site Plan, Variance & Plat

Mr. Chockley,

The purpose of this Justification Statement is to explain the need for a waiver regarding the City's requirement for installing swale trees within the proposed Sienna development.

Justification Statement & Street Swale Landscape Requirements

The following is a brief summary of how the waiver request conforms to the requirements of the City of Cooper City Code Chapter 25, Article III, Section 25-45 for approval of the Final Site Development Plans.

Sec. 25-45. Street swale landscape requirements.

(b) Number of required swale trees. The minimum requirements for swale trees are as follows.

(1) Single-family and duplex developments shall provide one (1) swale tree per thirty (30) linear feet of swale.

(c) Location of swale trees. All trees required to be placed in the swale area shall be planted halfway between the sidewalk or property line and the edge of the road. The planning and zoning board may recommend a waiver of such requirements and the city commission may waive such requirements, when the proper area for trees is not physically available.

Request:

On 12/23/21, the CBWCD issued comments per their Final Engineering Plan review via Request for Additional Information (RAI) #1. One of the comments pertaining to landscape concerned the swale (street) trees.

The Landscape Plans submitted to Cooper City depicted a conceptual location for the swale trees since the lots do not show actual driveways. However, the trees were laid

out in a manner that placed them away from where driveways could potentially be located. Consideration was also taken to adhere to the City's requirement of swale trees having a ten (10) foot setback from driveways, further limiting the location of the trees. In addition to the City's requirements, there are also required setbacks from the proposed water and sewer main lines and individual lot services. Together with the limitations listed, the following comment was provided by CBWCD upon their review:

"It looks like the runoff will not be able to sheet flow from the inline drains to the stormwater trunk line at the locations shown on the Landscape Plans markup due to the presence of the tree root ball which will result in ponding. Please refer to Section A-A on the PGD plan set. Please rectify."

In order to satisfy the comment, the proposed swale trees need to be located to an area away from the proposed storm drains which are all essentially located on each individual lot line within the proposed 10' CBWCD drainage easement. In keeping with this revision and also adhering to the previously mentioned setbacks, it was determined that one (1) swale tree per lot would be a good compromise as it would still provide a "street tree" theme for the community and adhere to all requirements.

Based on the hardships listed and on behalf of Mattamy Home Corporation, Design and Entitlement Consultants, LLC., respectfully requests consideration of the proposed waiver to approve the reduction of swale trees from one (1) tree per thirty (30) linear feet to one (1) tree per lot.

Sincerely,



Bill DuMond
Design and Entitlement Consultants, LLC.

CC: Tony Palumbo, Mattamy Home Corporation
James Fitzgerald, Mattamy Home Corporation
Tara Toto, Mattamy Home Corporation
Jeff Schnars, Schnars Engineering

CBWCD PAVING AND DRAINAGE REVIEW COMMENTS

Request for Additional Information # 1 Date: 12/23/21

Project Name:	Sienna at Cooper City	Application File #:	07-0048-150-01
Property Owner:	Metropolitan Baptist Church of Miami, Inc.		
Applicant's Name:		Email:	mariec@metrobc.us
Agent, if not Owner:	Mattamy Palm Beach, LLC		
Agent's Name:	Anthony Palumbo	Email:	tony.palumbo@mattamycorp.com
Consulting Firm:	Schnars Engineering Corporation		
Consultant's Name:	Jeff Schnars, P.E.	Email:	jeff@schnars.com
Reviewed by:	Kush Patel	Checked by:	Adolfo Gonzalez

See project specific comments beginning on page 5. "P" in comment column means please provide.

***New comments shown in bold text.**

Please provide a written response that addresses each comment.

#	Exhibit C Submittal Item Description	COMMENT*
1. PROPERTY AND PROJECT INFORMATION		
Exhibit Q Application completely filled in, including authorized agent info. and affidavit of ownership		
1.1	Boundary and topographic survey with:	
	• Legal description including property area	
	• Existing improvements	
	• Existing grades at no greater than a 100' grid extending sufficiently beyond the property boundaries to determine direction of off-site flows	
	• Vertical elevation datum and site-specific algebraic difference between NAVD88 and NGVD29	P
	• FEMA FIRM panel number and flood zone	1
	• All easements of record and known encumbrances	
	• Section lines, rights-of-way, property lines, reservations with references to official record book and page number or instrument number	
	• For District canals adjacent to or adjoining the property (includes canals on the opposite side of the adjacent right-of-way): all grades from top of bank to top of bank including any intermediate grade breaks in plan view and cross sections spaced 100' apart with grades and slopes	
1.2	PDF of all recorded easements and reservations	3
1.3	Current and proposed zoning	
1.4	Current and proposed land use	
1.5	Development area in acres (total and for each phase)	
2. ENGINEERING DOCUMENTS		
2.1	Narrative of existing land use and drainage conditions	
2.2	Narrative of proposed development and stormwater management plan	
2.3	Engineering analyses:	
	• Land use breakdown (building, green, dry detention, pavement, lake/pond)	
	• Pervious/impervious land cover breakdown based on maximum impervious coverage that accounts for future phases and building expansion such as decks, patios and pools	

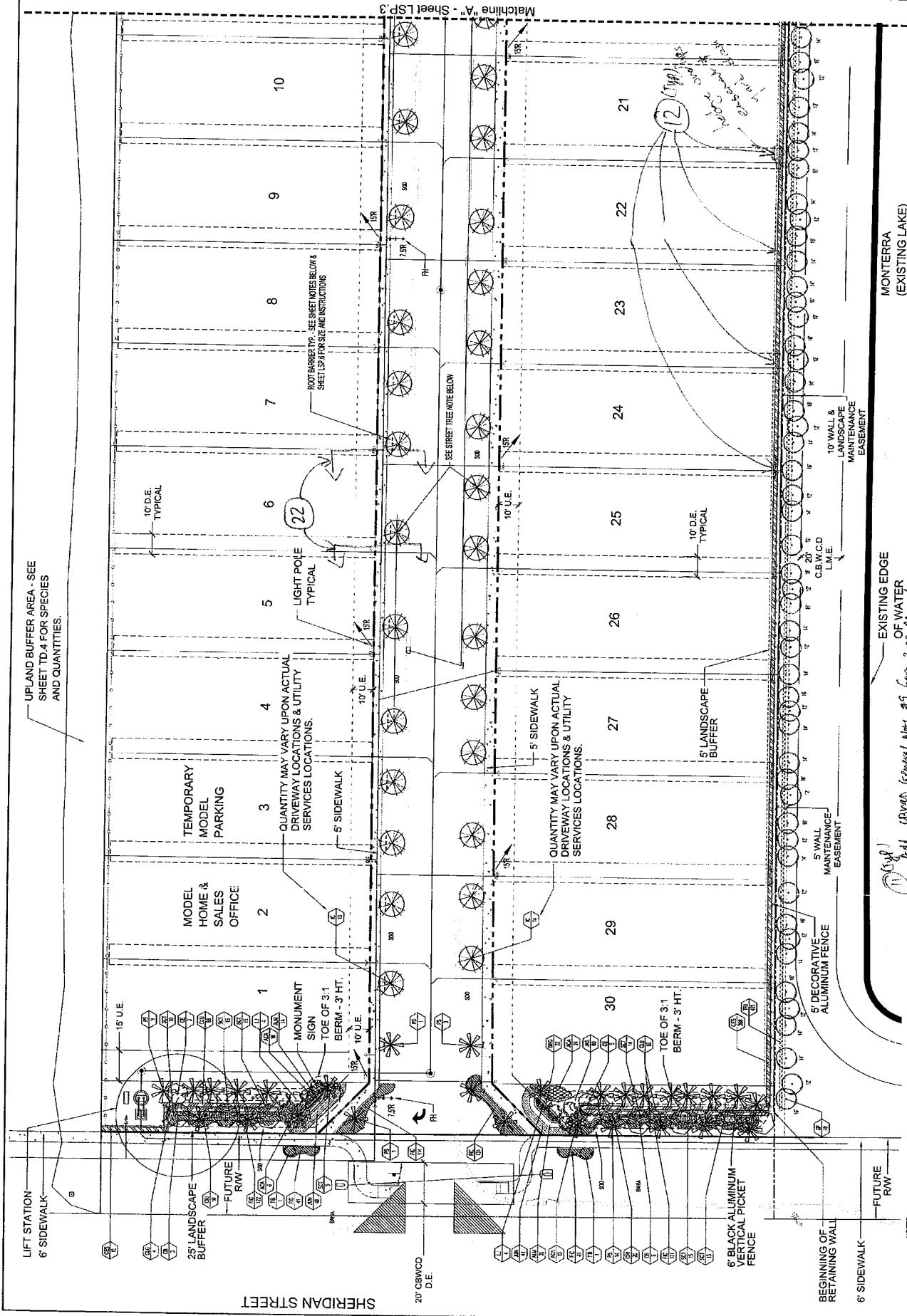
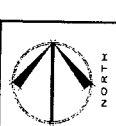
- 27. It looks like the runoff will not be able to sheet flow from the inline drains to the stormwater trunk line at the locations shown on the Landscape Plans markup due to the presence of the tree root ball which will result in ponding. Please refer to Section A-A on the PGD plan set. Please rectify.**
- 28. Please reconcile pad construction detail to be consistent with Section A on the PGD cross-sections sheet.**
- 29. Please depict wetland planting only in upland buffer on the Landscape Plans.**
- 30. Please rectify the "Road Tract and Utility Easement" label to state "Private Road and CBWCD Drainage Easement".**

**Design and Entitlement
Consultants, LLC.**
1127 Royal Palm Beach Blvd. Unit 411
Royal Palm Beach, FL 33411
Tel: (561) 707-3410
Email: info@designandentitlement.com

Drone Design Landscape LLC
Jupiter, FL (861) 315-9832

Sienna
Mattamy Homes Corporation
8701 Shendan Street
Cooper City, FL 33024

LSP.2
 OF 7 SHEETS



NOTES:
1. REFER TO LICENSE AGREEMENT FOR LANDSCAPE & RETAINING WALL INSTALLATION & FOR MAINTENANCE DETAILS WITHIN RIGHT-OF-WAY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE WITHIN DEVELOPMENT PROPERTY & ON ADJACENT ROAD PROPERTY.
3. STREET TREE NOTE:
- STREET TREES MUST BE A SPECIES APPROVED BY CROWD. OPTIONS INCLUDE:
- *Coccoloba chenopodia* (Pigeon Plum), *Elia coccinea* (Cinnamon Holly), *Lythrum latifolium* (White Tamarisk), *Leucodaphn* (Pink Trumpet Tree), *Triplaris* (Red Bay), *Leucaena* (Silver Wattle).
- ALL TREES TO BE PLANT MATERIAL FROM EDGE OF DRIVEWAYS. (8" MINIMUM FROM UTILITY LINES, 10" MINIMUM FROM STORM DRAINING & 7.5" MINIMUM FROM FIRE HYDRANTS.

Subject Property





March 28, 2022

Jason Chockley
Community Development Department City of Cooper City
9090 SW 50th Place
Cooper City, FL. 33328

Re: Sienna at Cooper City
Applications: Final Site Plan, Variance & Plat

Mr. Chockley,

The purpose of this document is to provide responses to the review comments from the Development Review Committee (DRC) meeting held on March 23, 2022. The DRC meeting was held to review the Preliminary Site Plan, Final Site Plan and Variance Applications submittal package re-submitted on March 9, 2022. Each comment is listed below along with a response to each in blue.

Planning and Zoning Department Comments:

Old Comments:

1. Provide approval letters for proposed offsite fill from CBWCD (in D.E.), SFWMD (in dedicated wetland conservation area), and more importantly Broward County.

Response: All approval documents of Final Construction Plans from each of the relevant permitting agencies will be provided prior to the City Commission meeting. A target date of April 27 is being scheduled for the CBWCD Board meeting.

2. Per in person DRC conversation, wetland mitigation area dedicated to Broward County. Review the plat/title work and provide approval from Broward County.

Response: Acknowledged. Broward County approval will be provided once issued. All approval documents of Final Construction Plans from each of the relevant permitting agencies will be provided prior to the City Commission meeting

New Comments:

1. Correct the typo error regarding the lot restriction note on the site plan sheets from 31 lots to 30 lots.

Response: The notes on the Final Site Plan, FSP.1 – FSP.3, have been corrected per comment.

2. Provide adequate justification for the request for a waiver of the City required swale (street) trees.

Response: A justification letter has been provided that details the hardships requiring the waiver. The statement also includes the Request for Information (RAI) from the CBWCD review that triggered the waiver request.

3. Provide an updated mailing list certification along with an updated radius map.

Response: The letter and updated radius map will be sent under a separate cover by Cutro Planning.

4. Provide all black and white architectural plans and elevations as one set.

Response: The floor plans, front, side and rear elevations will be combined as one set per comment.

5. Provide the model types on each of the side elevation.

Response: The front, side and rear elevations have been organized in one set for each of the respective elevations.

6. Provide a detailed housing materials detail sheet for each model.

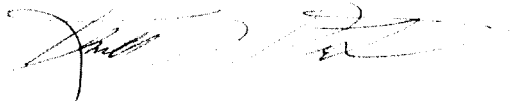
Response: A Model Detail Sheet has been provided per comment.

7. Provide a major architectural change to address similarity of design on Transitional Model types for Plans 2, 3 and 4.

Response: Per the discussion regarding this comment, the building roofline pitches will be revised to adequately address the comment.

On behalf of Mattamy Home Corporation, Design and Entitlement Consultants, LLC, respectfully requests approval of the development applications filed for the Sienna project.

Sincerely,



Kenneth DeLaTorre
Design and Entitlement Consultants, LLC.

CC: Tony Palumbo, Mattamy Home Corporation
James Fitzgerald, Mattamy Home Corporation
Tara Toto, Mattamy Home Corporation



DESIGN AND
ENTITLEMENT
CONSULTANTS, LLC.

 **FILE COPY**

RECEIVED

July 14, 2021

JUL 14 2021

Jason Chockley
Community Development Department City of Cooper City
9090 SW 50th Place
Cooper City, FL 33328

CITY OF COOPER CITY
PLANNING DIVISION

Re: Sienna at Cooper City
Applications: Final Site Plan, Variance & Plat

Mr. Chockley,

The purpose of this document is to provide responses to the comments issued on June 4, 2021 from the Development Review Committee (DRC) meeting held on May 26, 2021. The DRC meeting was held to review the Preliminary Site Plan, Final Site Plan and Variance Applications submitted on May 12, 2021. An update to the May 12 submittal was provided to the City on May 18, 2021, that consisted of the Preliminary Engineering Plans, whose comments were provided on June 21, 2021. Each comment is listed below along with a response to each in blue.

Planning and Zoning Department Comments:

1. See attached applications for comments.

Response: Acknowledged. Applications have been revised and included within the resubmittal package.

2. During resubmittal, have all of your plans in one packet instead of separated (site plan, civil plan, photometric plan, etc.).

Response: The master development plan set has been resubmitted. The cover sheet has been updated to indicate the sheet breakdown.

3. Provide final engineering plans

Response: Updated preliminary engineering plans have been included within the resubmittal package. Final engineering plans will be substituted at a later date.

4. Provide a consistent name for the project on all plans, application(s), and letters such as "Sienna at Cooper City" or "Sienna Village".

Response: All plans, applications, and submittal correspondence has been revised and updated to have a consistent name of "Sienna at Cooper Village."

5. Provide side street setback dimensions on the Site Plan (setback to Sheridan Street).

Response: Side street setback dimensions have been added to the revised Site Plan.

6. Provide driveway renderings and dimensions for all lots of the Site Plan.

Response: Driveway locations have been indicated on the Site Plan. The property development regulations details also indicates the driveway setback.

7. Be aware all driveways must have a 5-foot setback from interior side lot lines (current engineering requirements).

Response: Driveway locations have been indicated on the Site Plan. The property development regulations details also indicates the driveway setback.

8. Overlay existing Monterra community on the Site Plan (East and Northeast of Sienna).

Response: An aerial overlay is included on the Site Plan indicating Monterra community.

9. Provide a temporary model home and parking detail sheet.

Response: A separate detail sheet, has been added to the Site Plan package.

10. Provide a monument sign detail sheet.

Response: A monument sign detail has been added to the detail sheet.

11. Staff recommends a primary site plan as the one provided, and including a zoomed-in site plan including all lot details.

Response: A property development regulations detail has been added to the detail sheet, which provides detailed information

12. Provide setback dimensions of proposed monument sign on Site Plan or the detail sheet.

Response: Dimension has been provided in accordance to City code requirements.

13. Provide guest parking detail sheet.

Response: A detail has been added to the detail sheet which indicates the parking space standards and dimensions in accordance to City code requirements.

14. Provide a gazebo detail sheet, including dimensions and height. Refer to Code Section 23-82a(4) regarding gazebo regulations.

Response: A gazebo detail has been added to the detail sheet in accordance to City Code Section 23-82.a.(4).

15. Confirm there is fencing on the Site Plan around the proposed Tot Lot, along with the fencing material and height.

Response: There is decorative aluminum fencing around the tot lot play area and a detail has been provided.

16. Provide a mail cluster detail sheet and tot lot area.

Response: A mail box kiosk and tot lot detail has been added to the detail sheet.

17. Provide detail of the backyard (grass area, patio, etc.).

Response: The property development regulations detail indicates setback information as well as pool, screen enclosure and deck setback information.

18. Provide detail for perimeter fencing.

Response: The perimeter fencing will be a five - foot aluminum fence. This fence will transition on the berm at the primary entrance into the community.

19. Staff recommends dividing walls between rear patios.

Response: Mattamy is not proposing dividing walls near rear patios.

20. Add "Code Requirements" column to Site Data table on Site Plan and provide data accordingly.

Response: Code Requirements column has been added to the Site Data. In addition, property development regulations have been added to the table within the detail sheet.

21. Provide pedestrian crosswalk at community entrance on Site Plan.

Response: A crosswalk has been added at the entrance to the property.

22. Staff recommends more guest parking or distinguish on Site Plan that spaces are guest parking and parking overnight is prohibited.

Response: Additional guest spaces is not possible due to transition grading to the water management tract. A note has been added on the plan as well as within the draft HOA documents which prohibits overnight parking.

23. Staff highly recommends providing a stronger justification statements per a different Commission than before.

Response: The Justification Statements have been updated and revised to provide additional justification for the application request.

24. Provide open space data on the Site Data area and also a breakdown of all open space through a diagram sheet or data breakdown.

Response: A new sheet has been provided regarding open space information and the open space areas have been color-coded to identify the type of open space. This new sheet will be included in the Final Site Plan set for resubmittal.

25. Indicate with a site plan note and include in the HOA docs that shed, pergolas, screen enclosures, etc... may not be permitted due to lot coverages already exceeded with proposed variance.

Response: A note has been added to the Site Plan Notes Section which indicates that shed, pergolas, screen enclosures may not be permitted due to lot coverage exceedance.

26. Staff recommends green space separating all driveways.

Response: With the required 5' setback to the lot line for the driveway, green space will be provided in between the driveways.

27. Provide final building elevation plans in both black white line drawings and color renderings with material data sheet.

Response: Additional architectural plans are in production and will be submitted under a separate cover. This will include color chip sample sheet.

28. Review final building elevations against similarity of design criteria and spacing requirements in code section 23-91.

Response: Acknowledged. A lot fit study completed by the surveyor is in production and will be submitted under a separate cover.

29. Code requires garage bays to have 20-foot depth clean and open from any mechanical equipment. Floor plan has a water heater within 20' depth.

Response: Updated architectural plans are in production and will be submitted under a separate cover.

30. Update setback dimensions shown on building floor plan sheets to be consistent with proposed site plan and requested variance.

Response: Updated architectural plans are in production and will be submitted under a separate cover.

31. Staff recommends a deceleration off of Sheridan Street into community.

Response: Applicant acknowledges and accepts this condition of approval. A turn lane has been added to all plans.

32. Provide a driveway location label on the site plan for lot 1 and lot 30 on the north side of the lot to be furthest from the community entrance.

Response: A lot restriction label has been added to the Notes Section which indicates that the driveway is to be garage right for lot 1 and garage left for lot 30.

33. Remove references of approved variances on site plan sheets.

Response: Approved variance information has been deleted from plans.

34. Provide documentation/recording of 5' landscape and wall maintenance easement of Monterra property/plat.

Response: Applicant has scheduled a meeting with the CDD in order to meet with the La Costa neighborhood regarding the landscape buffer easement on July 19, 2021, which is the next Board meeting.

35. Note 20 on site plan sheet references Monterra HOA and CDD approval. Provide documentation of required approval.

Response: Applicant has scheduled a meeting with the CDD in order to meet with the La Costa neighborhood regarding the landscape buffer easement on July 19, 2021, which is the next Board meeting.

36. Overlay 10' landscape easement proposed on east side of property on plat.

Response: Applicant has scheduled a meeting with the CDD in order to meet with the La Costa neighborhood regarding the landscape buffer easement on July 19, 2021, which is the next Board meeting.

37. Indicate type of construction for proposed retaining wall.

Response: A note has been added to the Site Plan which indicates stacked concrete masonry retaining wall specification.

38. Provide applicable agency and CDD approval for fill being provided offsite along North, East and West property lines.

Response: Applicant has scheduled a meeting with the CDD in order to meet with the La Costa neighborhood regarding the landscape buffer easement on July 19, 2021, which is the next Board meeting.

39. Provide typical unit landscape plan for East side lots showing proposed rear yard buffers and easements.

Response: The easement has been depicted on the typical unit landscape plan with a note referencing the easement is only located on the east property line lots. The overall landscape plans provide the design for the area.

40. Show proposed improvements and grade elevations on all cross sections.

Response: The cross sections have been updated and revised on the engineering plans to indicate grades.

41. Be advised City recommends meeting with neighboring property owners to communicate proposal/obtain support prior to Planning and Zoning Board meeting.

Response: Applicant has scheduled a meeting with the CDD in order to meet with the La Costa neighborhood regarding the landscape buffer easement on July 19, 2021, which is the next Board meeting.

42. Central Broward Water Control District approval must be provided before petition will be scheduled for City Commission approval.

Response: Acknowledged. .

Landscape Comments:

1. A tree survey must be submitted for tree material with value.

Response: A tree survey/tree disposition plan have been prepared and are included in the resubmittal package.

2. Valuations of existing trees will need to be verified.

Response: A tree disposition worksheet is included within the tree survey/tree disposition plan set with valuations provided based on conditions, etc.

3. Provide quantities and basic layout for upland buffer plant material.

Response: A typical detail was provided for the upland buffer and is included in the tree survey/tree disposition plan set.

4. Indicate if the off-site buffer areas will be irrigated and what level of maintenance will be provided.

Response: The off-site buffers will not be irrigated as the material being utilized is native to Florida.

5. Indicate how access for maintenance equipment will be maintained with the location of the trees in the offsite landscape buffer.

Response: The 5-foot wall maintenance easement on the east property line is clear of any proposed landscape and is open for maintenance accessibility.

6. Provide referenced license agreement and easements agreements

Response: The applicant has scheduled a meeting with the CDD in order to meet with the La Costa neighborhood regarding the landscape buffer easement on July 19, 2021, which is the next Board meeting.

7. Strengthen language in the Restrictive Covenants to require HOA to provide for protections, restrictions and proper maintenance for the swale trees and the landscape buffer trees.

Response: Language will be included within the HOA documents regarding the swale trees.

8. Provide proposed depth of the 8" PVC water line to be located in the swale.

Response: The typical road section has been revised to show the water main under the sidewalk to avoid a conflict with street trees.

9. Depending on depth of water line, consider alternate swale tree species.

Response: The water main is located under the sidewalk to avoid any conflicts.

10. Total swale tree quantity should reflect a possible reduction due to driveway locations.

Response: A note will be provided stating that quantities may vary dependent upon the driveway location and that every effort will be made to adhere to the City's code requirements.

11. Consider an alternate for Royal Palms in the cul-de-sac as these palms can be very dangerous and their nutritional needs are often not met by maintenance companies.

Response: Cabbage Palms are now being proposed for the cul-de-sac.

12. Will unit flips be allowed? Concern being tree conflicts between driveways.

Response: Unit flips – garage left and garage right orientations – will be allowed. This is contingent upon no setback requirements being reduced or compromised. This includes driveway setbacks. Any lot restrictions in which orientation will need to be restricted will be indicated with a lot restriction on the site plan and lot fit study.

13. Indicate if a landscape plan will be provided for the model home or if the standard lot landscaping will be installed.

Response: The standard lot landscaping will be the base for the model with slight enhancements potentially made.

14. Indicate if individual lot owners will have control of their lot irrigation.

Response: Lot irrigation will be pulled from the onsite lake. Lot owners will have the ability to control irrigation clock duration only for each lot zone.

15. Cross section H – carry the section through to the pad of Lot 30 and indicate if the cross section is the same as Lot 1.

Response: Cross-section H has been extended and cross-section K has been added.

16. Label landscape berm height on plans and cross sections.

Response: The berm height has been placed on the landscape plans and has been labeled on sheet 2 of the Preliminary Engineering Plan and on sections H and K.

17. Add grade elevations to all cross sections.

Response: Elevations have been added to the sections where appropriate.

18. Verify if there is a significant grade change between lots.

Response: There will be a 0.3' maximum difference between adjacent finished floor elevations.

19. Cross Section C – indicate where trees will be installed on cross section.

Response: A tree has been added to Section C.

20. Cross Section C – indicate what will be between the fence and the property line.

Response: Section C - A retaining wall will be between the fence and the property line.

21. Clarify the type of fencing to be installed and correlate on all plans.

Response: Aluminum fencing will be utilized around the perimeter of the property with a 6-foot fence proposed on the right of way buffer.

22. Indicate if any of the lots will be able to install pools.

Response: A lot fit study is included within the resubmittal package that determines lots with the ability to construct pools.

23. Cross Section E – verify if berm will be allowed to be constructed in the Flowage Easement as well as into the Monterra CDD wetland mitigation area.

Response: Discussions are ongoing with CBWCD and the Monterra CDD. .

24. Cross Section E – show fencing location.

Response: The fence is shown on Section E.

25. Clarify Cross Sections I and J.

Response: Section I on the plan has been changed to J.

26. Provide Cross Section at Lot 17.

Response: The rear of lot 17 is Section C. The north side of Lot 17 will slope gradually away from the lot.

27. Indicate if there will be any restrictions on permanent parking at the tot lot and mailboxes.

Response: The HOA documents do not allow for overnight parking in the tot lot/mailbox kiosk area. A sign is also proposed that discourages overnight parking.

28. TIB is not on the plant list. Please provide or relabel.

Response: The plant list has been updated to address this omission.

29. "VM1" Veitchia palms are not included on the plant list.

Response: The plant list has been updated to address this omission.

30. Consider an alternate palm along the front sidewalk due to the very large seeds that could accumulate on the sidewalk creating safety concerns.

Response: An alternative palm has been indicated on the landscape plans.

31. Abutting ROW will need to be irrigated and maintained by HOA.

Response: The ROW will be irrigated and maintained by the HOA.

32. Additional comments may be made as project progresses.

Response: Acknowledged.

Broward County Sheriff's Office Comment:

1. The lack of a dedicated right turn lane into the community's entrance, due to it being on a major roadway with copious amounts of vehicular traffic. I believe that as it stands now, the lack of a turn lane would greatly contribute to traffic crashes from vehicles slowing down to enter the community.

Response: A right turn lane has been added to all plans at the project entrance on Sheridan Street.

Utilities Department Comments:

1. Please provide the City with water and wastewater flow projections for the proposed development.

Response: 30 single family residential units x 350 gpd / unit = 10,500 gpd average daily flow.

2. Project engineer shall provide an analysis of the wastewater collection/transmission system serving the development to confirm sufficient capacity for the development.

Response: Acknowledged. Discussions ongoing with the Utilities Department.

3. A Water & Sewer Developer's Agreement will be required for water and/or wastewater service. The agreement and applicable fees are required prior to final site plan approval. The agreement form and instructions are available from the above contact.

Response: Acknowledged.

4. An engineering permit(s), issued by the office of the City Engineer, will be required for all engineering construction that occurs within public or private rights-of-way, easements or on private property. Engineering construction includes, but is not limited to, water distribution systems, sewerage systems, pump stations, storm drainage, canal or lake excavation, dredging, bulkheads, bridges, culverts, headwalls, end walls, demucking, earthwork (cut or fill), grading, paving (including subgrade preparation, base and surface), sidewalks, curbs and gutters, median crossings, guardrails, street signs, landscaping and irrigation within rights of way, and other items as determined by the City Engineer. The permit application form and instructions are attached.

Response: Acknowledged. An engineering permit will be obtained prior to construction.

5. Easements: All proposed easements necessary for the project must be shown on the plans prior to final DRC and Site Plan approval. Prior to the issuance of an engineering permit, applicant must submit the necessary easement dedication documents (including sketches and legal descriptions). At project completion, applicant must submit final corrected easement dedication documents (if any changes were required) for recordation prior to close out of the engineering permit and reduction of the performance bond(s).

Response: The road tract has also been labeled as a utility easement. Any easements outside the road tract are labeled. The easements will be shown and dedicated by plat.

6. Performance and Maintenance Bonds: City code requires Developers to post a Letter of Credit or other acceptable security for the below listed public and private improvements (**Surety Bonds are not an acceptable security**). Said security

shall guarantee the completion of all stipulated improvements in accordance with the approved engineering plans and within a specified time period, approved by the City Commission.

- a. **Water and Sanitary Sewer** - At the time of execution of the above Developer's Agreement, Developer shall deliver to the City a performance bond in the amount of one hundred ten (110) percent of the estimated construction cost as approved by the City. Upon completion of construction and transfer of improvements to the City by bill of sale together with accepted "as-built" plans as prepared and certified by the engineer of record, the bond may be reduced to no less than twenty-five (25) percent of the certified completed cost of the improvements. This bond will remain in effect for a period of no less than one year and its release shall be subject to approval by the City Commission. (Section 19-143 Cooper City Code of Ordinances)
- b. **Other Public and Private Improvements** - Prior to the issuance of any permit, Developer or Developer's general contractor shall post a bond with the City in the amount of one hundred ten (110) percent of the accepted itemized cost, prepared and certified by an engineer registered in the State of Florida, of all required public improvements and private improvements, including, but not limited to canal or lake excavation, dredging, bulkheads, bridges, culverts, headwalls, end walls, demucking, earthwork (cut or fill), grading, paving (including subgrade preparation, base and surface), sidewalks, curbs and gutters, median crossings, guardrails, street signs, and storm drainage. Said bond shall guarantee the completion of all stipulated improvements in accordance with the approved engineering plans and within a specified time period, approved by the city commission. This bond shall be cash, irrevocable bank letter of credit, a cashier's check or other negotiable instrument, approved by the city attorney. Said bond shall remain in full force until the improvements have been accepted by resolution of the City Commission and a one-year warranty bond of twenty-five (25) percent of the certified actual costs, but not less than twenty-five (25) percent of the original performance bond, has been submitted to the City. Please review Section 24-82 Cooper City Code of Ordinances for more important information on the bonding requirements.
- c. For improvements that are to be bonded to the Central Broward Water Control District, the City will accept a bond naming the City as co-obligee.

Response: Bond requirements acknowledged.

7. City water may not be used for irrigation.

Response: The onsite lake will be the source of irrigation water.

8. Please provide plans for off-site improvements

Response: Offsite plans will be provided for the engineering permit.

9. Recommend considering a City-owned sewer system, including pump stations and force main.

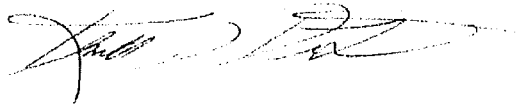
Response: The developer is not opposed to a public sewer. We will discuss further.

10. Water main requires an isolation valve at approximately the mid-point of the length of the main. Also, City prefers that the water main be placed in the swale and not under the sidewalk.

Response: A gate valve has been added. Trees will be located between the sidewalk and the road.

On behalf of Mattamy Home Corporation, Design and Entitlement Consultants, LLC. respectfully requests approval of the development applications filed for the Sienna at Cooper City project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kenneth DeLaTorre', with a stylized flourish at the end.

Kenneth DeLaTorre
Design and Entitlement Consultants, LLC.

CC: Tony Palumbo, Mattamy Home Corporation
Joel Arrington, Mattamy Home Corporation
Jeff Schnars, Schnars Engineering



DESIGN AND
ENTITLEMENT
CONSULTANTS, LLC.

FILE COPY

RECEIVED

September 8, 2021

SEP 08 2021

Jason Chockley
Community Development Department City of Cooper City
9090 SW 50th Place
Cooper City, FL. 33328

CITY OF COOPER CITY
PLANNING DIVISION

3rd DRC

Re: Sienna at Cooper City
Applications: Final Site Plan, Variance & Plat

Mr. Chockley,

The purpose of this document is to provide responses to the comments issued on August 4, 2021 from the Development Review Committee (DRC) meeting held on July 28, 2021. The DRC meeting was held to review the Preliminary Site Plan, Final Site Plan and Variance Applications re-submittal package submitted on July 14, 2021. Each comment is listed below along with a response to each in blue.

Planning and Zoning Department Comments:
Old Comments:

1. See attached letters for comments.

Response: Acknowledged. The Justification Statements have been revised and included within the resubmittal package. The comment referring to the D.U. in the Site Plan Justification Statement is referencing the Land Use Designation, not the proposed density for the Site Plan. An update has also been added to the comment response pertaining to the Wastewater Service. The Variance Justification Statement has also been revised to remove any references to renewal of the previously approved Variance.

2. Provide final engineering plans. As stated in the DRC meeting, this will not move forward to P&Z Board until final engineering plans are fully approved from the DRC level.

Response: The applicant acknowledges that final engineering plans are required to be approved to move forward to the P&Z Board but these plans are not ready at this time pending additional information. A more developed preliminary engineering plan set is included with this resubmittal.

3. Staff recommends a primary site plan as the one provided, and including a zoomed-in site plan including all lot details.

to the Monterra CDD in a meeting held on July 19, 2021 and was met with no objections.

10. Provide update on Note 20 on site plan sheet references Monterra HOA and CDD approval. Provide documentation of required approval.

Response: Please refer to the response for comment #9.

11. Overlay 10' landscape easement proposed on East side of property on plat.

Response: The combined five (5) foot landscape and five (5) foot wall easement will be reflected on the plat.

12. Provide update on applicable agency and CDD approval for fill being proposed offsite along North, East and West property lines.

Response: As stated in comment response #9, the proposed construction was presented to the Monterra CDD in a meeting held on July 19, 2021 and was met with no objections. Temporary construction easements have been prepared and sent to the CDD for final approval and execution to conduct construction on the North and West property lines. A ten (10) foot Landscape Maintenance and Retention Wall Easement Agreement has also been sent to the CDD for approval to allow construction adjacent to the East property line.

13. Provide typical unit landscape plan for East side lots showing proposed rear yard buffers and easements.

Response: A note was added to the Typical Unit Landscape Plans to refer to the overall Landscape Plan where the rear yards are addressed on the east property line.

14. Provide update on the meeting with neighboring property owners to communicate proposal/obtain support prior to Planning & Zoning Board meeting.

Response: The project was presented to the Monterra CDD in a meeting held on July 19, 2021 and was met with no objections.

15. Central Broward Water Control District approval must be provided before petition will be scheduled for City Commission Approval.

Response: Acknowledged.

New Comments:

1. Remove aerial photo overlay on the Site Plan and scale up the Sienna site, while still overlaying Monterra community on Site Plan (East and Northeast of Sienna).

Response: The aerial is being removed from sheet FSP.1 and the Site Plan is being enlarged per comment. The Monterra development will also be depicted on the sheet per comment.

10. Staff recommends adding an asterisk (*) on the Site Data Table next the three (3) proposed variance figures and referencing the asterisk as "*Variance Requested*".

Response: The Site Data will be revised per comment.

11. Reference two (2) Section G on cross sections as 'Typical G' cross section.

Response: The Cross Sections will be revised per comment.

12. Make sure all longitude and latitude figures on the Site Plan match the figures on the plat.

Response: The boundary and description notations will be revised to match the plat per comment.

13. Match Lot 17 and 30 square footage listed on the Site Plan with the plat.

Response: The square footages for the referenced lots will be revised to match the plat per comment.

14. Provide proposed gazebo dimensions and height on the detail sheet.

Response: The height and dimensions for the proposed gazebo will be provided per comment.

15. Amend side street setback on Site Data table in the 'Provided' column to 73'.

Response: The setback will be revised per comment.

Landscape Comments:

1. Add tree values to the chart listing the existing trees to be removed that have value per City's Tree Preservation Ordinance.

Response: The valuations for the trees to be removed are in the process of being determined and will be provided upon next submittal.

2. Proposed tree valuations were figured incorrectly. Verify method in Tree Preservation Ordinance.

Response: The valuations have been updated per comment.

3. Verify if existing off site gumbo limbo trees along east property are being preserved.

Response: The Gumbo Limbos are located in an area where filling and grading will occur for new construction and preserving them is not a viable choice. Additionally, the trees are not in the best condition or health and will need to be removed with valuations for the trees determined accordingly.

Utilities Department Comments:

1. Please provide the City with water and wastewater flow projections for the proposed development.

Response: 30 single family residential units x 350 gpd / unit = 10,500 gpd average daily flow.

2. Project engineer shall provide an analysis of the wastewater collection/transmission system serving the development to confirm sufficient capacity for the development. Sewer pumping station flow data is available from the Utilities Department.

Response: The Project Engineer is in contact the Utilities Department.

3. An engineering permit(s), issued by the office of the City Engineer, will be required for all engineering construction that occurs within public or private rights-of-way, easements or on private property. Engineering construction includes, but is not limited to, water distribution systems, sewerage systems, pump stations, storm drainage, canal or lake excavation, dredging, bulkheads, bridges, culverts, headwalls, end walls, demucking, earthwork (cut or fill), grading, paving (including subgrade preparation, base and surface), sidewalks, curbs and gutters, median crossings, guardrails, street signs, landscaping and irrigation within rights of way, and other items as determined by the City Engineer. The permit application form and instructions are attached.

Response: Acknowledged.

4. Performance and Maintenance Bonds: City code requires Developers to post a Letter of Credit or other acceptable security for the below listed public and private improvements (**Surety Bonds are not an acceptable security**). Said security shall guarantee the completion of all stipulated improvements in accordance with the approved engineering plans and within a specified time period, approved by the City Commission.
 - a. Water and Sanitary Sewer - At the time of execution of the above Developer's Agreement, Developer shall deliver to the City a performance bond in the amount of one hundred ten (110) percent of the estimated construction cost as approved by the City. Upon completion of construction and transfer of improvements to the City by bill of sale together with accepted "as-built" plans as prepared and certified by the engineer of record, the bond may be reduced to no less than twenty-five (25) percent of the certified completed cost of the improvements. This bond will remain in effect for a period of no less than one year and its release shall be subject to approval by the City Commission. (Section 19-143 Cooper City Code of Ordinances)
 - b. Other Public and Private Improvements - Prior to the issuance of any permit, Developer or Developer's general contractor shall post a bond with the City in the amount of one hundred ten (110) percent of the accepted itemized cost, prepared and certified by an engineer registered in the State of Florida, of all required public improvements and private

CC: Tony Palumbo, Mattamy Home Corporation
Joel Arrington, Mattamy Home Corporation
Jeff Schnars, Schnars Engineering



FILE COPY

4th DRC

November 10, 2021

RECEIVED

Jason Chockley
Community Development Department City of Cooper City
9090 SW 50th Place
Cooper City, FL. 33328

NOV 10 2021

CITY OF COOPER CITY
PLANNING DIVISION

Re: Sienna at Cooper City
Applications: Final Site Plan, Variance & Plat

Mr. Chockley,

The purpose of this document is to provide responses to the comments issued on September 29, 2021 from the Development Review Committee (DRC) meeting held on September 22. The DRC meeting was held to review the Preliminary Site Plan, Final Site Plan and Variance Applications re-submittal package submitted on September 8, 2021. Each comment is listed below along with a response to each in blue.

Planning and Zoning Department Comments:

Old Comments:

1. Provide final engineering plans. As stated in the DRC meeting, this will not move forward to P&Z Board until final engineering plans are fully approved from the DRC level.

Response: The Final Engineering Plans are included in this re-submittal.

2. Review final building elevations against similarity of design criteria and spacing requirements in code section 23-91.

Response: The architectural plans, including the building elevations, are in the process of being developed through workshops and charrettes by the Mattamy team in order to develop products to adhere to the City's code regarding similarity.

3. Code requires garage bays to have 20ft depth clear and open from any mechanical equipment. Floor plan has water heater within 20' depth.

Response: The final floor plans for the proposed units will adhere to the 20 foot depth clearance and will be denoted within the plans.

4. Provide update on documentation/recording of 10' landscape and wall maintenance easement of Monterra property/plat.

5. Provide proposed Plat in each set of plans.

Response: The latest proposed Plat was included in the initial submittal but will also be included in the re-submittal. The Plat does not yet reflect the 10' Wall and Landscape Easement on the east side of the property and will do so upon approval by the CDD at the scheduled board meeting of November 15.

6. Extend the sidewalk on Sheridan Street going eastbound from the lot entrance on the Site Plan.

Response: The Site Plan has been updated to include the sidewalk per comment.

7. Label proposed 10' DE between each lot (if applicable) on site plan sheet.

Response: The proposed Drainage Easement has been located on the Site Plan per comment.

8. Provide a detail sheet of the potential pool fit including impervious area calcs.

Response: The lot fit plan will be updated and included with the architectural plans that are currently being developed and will depict pool capabilities and impervious calculations per comment.

9. Indicate type of roof material on all color elevations or a note on the Site Plan.

Response: The roof material will be listed on the architectural plans to be submitted.

10. Staff recommends additional two-story elevation options along with garage and front door variations, provided the two-story will be the more popular seller.

Response: New building elevations including two-story models are in the process of being developed through workshops and charrettes for re-submittal to the City. The new elevations will provide variations to adhere to the City's code regarding similarity.

11. Provide additional features for model 2 vs. 3 on single story as preliminary elevations do not meet similarity of design criteria.

Response: New building elevations for one-story models are in the process of being developed through workshops and charrettes for re-submittal to the City to address similarity of design criteria.

12. Proposed gazebo sq/ft is not limited to 150sq/ft as this is a community amenity and not within a single-family lot.

Response: The gazebo square footage has been revised to reflect the proposed gazebo size on the site plan and the detail has been addressed accordingly.

Response: A CDD Board meeting is scheduled for November 15 in which discussions will be heard regarding the wetland conversation area. Additionally, the Final Engineering Plans, which shows work being completed on the mentioned CDD property, are being submitted to CBWCD concurrently with the re-submittal for the Final Site Plan Application. Consent for the offsite construction will be provided upon approval of the plans and subsequent issuance of the permits.

6. Section 3 (E) in the Landscape Maintenance and Retention Wall Easement agreement needs to be reviewed and strengthened since City will require Sienna to have complete control and responsibility for the easement.

Response: The irrigation for the proposed landscape outside of the east property line as referenced will be provided and maintained by the Sienna HOA per language in the HOA documents in addition to the language in the CDD agreement.

7. Strengthen all language in regard to the protections of all swale trees and landscape buffer trees.

Response: The HOA documents currently include language regarding the responsibility of maintenance and protection for swale and buffer trees and a Section has been added that strengthens the responsibility of the HOA regarding these trees in particular.

8. The existing street light along Sheridan Street that will be relocated is maintained by the City of Cooper City. Prior to commencement of any work on this light please contact Public Works at 954 434-2300 to coordinate all associated work on this light.

Response: Comment acknowledged.

9. Additional comments may be made as project progresses.

Response: Comment acknowledged.

Utilities Department Comments:

1. Project engineer shall provide an analysis of the wastewater collection/transmission system serving the development to confirm sufficient capacity for the development. Sewer pumping station flow data is available from the Utilities Department.

Response: The Utilities Department has been contacted to obtain information.

2. Please provide plans for off-site improvements

Response: The Final Engineering Plans are included with this submittal and contain the off-site improvements.



FILE COPY

RECEIVED

December 29, 2021

DEC 29 2021

Jason Chockley
Community Development Department City of Cooper City
9090 SW 50th Place
Cooper City, FL. 33328

CITY OF COOPER CITY
PLANNING DIVISION

Re: Sienna at Cooper City
Applications: Final Site Plan, Variance & Plat

Mr. Chockley,

The purpose of this document is to provide responses to the comments issued on December 6, 2021 from the Development Review Committee (DRC) meeting held on November 24, 2021. The DRC meeting was held to review the Preliminary Site Plan, Final Site Plan and Variance Applications re-submittal package re-submitted on November 10, 2021. Each comment is listed below along with a response to each in blue.

Planning and Zoning Department Comments:
Old Comments:

1. Review final building elevations against similarity of design criteria and spacing requirements in code section 23-91.

Response: Attached to this resubmittal package are updated revised Architectural Plans updated by the Mattamy Architects. There are six (6) different home types. Each of the six (6) home types has three different elevation options – West Indies, Transitional and Modern. The three different elevation options were designed to address Code Section 23-91 and will provide the variations necessary to comply with this code section. In addition, a lot fit study is included which indicates which of the six (6) different home types will fit on each lot. Lastly, an Excel spreadsheet provides information as to which lot can include a pool within the City setbacks.

2. Code requires garage bays to have 20ft depth clear and open from any mechanical equipment. Floor plan has water heater within 20' depth.

Response: The water heater has been relocated on all floorplans in order to have twenty (20) – feet free and clear garage depth.

6. Indicate type of roof material on all color elevations or a note on the Site Plan.

Response: The type of roof material is indicated on the architectural elevations provided. The roof material is flat concrete tile.

7. Staff recommends additional two-story elevation options along with garage and front door variations, provided the two-story will be the more popular seller.

Response: Revised architectural plans indicate that there are five (5) different two-story homes available for sale to prospective buyers. Each of the homes will have three (3) different elevation options – West Indies, Transitional, and Modern. The garage door and front door are also elevation specific.

8. Provide additional features for model 2 vs. 3 on single story as preliminary elevations do not meet similarity of design criteria.

Response: Applicant architectural team is proposing one (1) single story home with three (3) façade options. Home strategy has been revised to add additional homes, five in total, for the two – story homes which will be more popular for prospective buyers.

9. Staff recommends increasing square footage of proposed gazebo as a community amenity

Response: Gazebo square footage has been increased to 16 feet by 25 feet (400 square feet) to accommodate the community. The increased size is also reflected on the Detail Sheet within the Master Development Plan set.

10. Per DRC conversation, wetland mitigation area dedicated to Broward County. Review the plat/title work and provide approval from Broward County.

Response: Applicant is in the process of scheduling meetings with CBWCD and Broward County regarding the proposed construction as part of the construction plan review / permitting process. In addition, applicant is anticipating comment letters from review from CBWCD regarding proposed construction

11. Overlay 5' landscape easement proposed on East side "off property" on Plat.

Response: The ten (10) – foot landscape easement is indicated on the east property line, offsite, on the plat. The plat is included within the Master Development Plan Set. O.R. book and page is left blank on the plat as a place holder until the easement is recorded in the public record.

12. Provide parking stall detail sheet, per code standards, in engineering sheets

Response: A parking stall detail, to City code standards, has been added to the paving and grading plans on the project civil engineering plans.

Response: An Arborist Report is included within the resubmittal package. This is to more fully prove the current poor condition and low value of the trees and palms that are in the Buffer, and to gain approval to remove and install new plant material as part of the Sienna development project.

5. Provide a link to view the drone videos and tree photos taken during site invitational visits to verify more completely the amount of invasive plant growth and the conditions of the property through all areas.

Response: The drone flights across the property clearly depict the overgrown and wooded condition of the property, showing the main species of trees that make up the canopy. The entire property is almost completely made up of nuisance or invasive species of trees (Bischofia, Brazilian Pepper, Earleaf Acacia, Littleleaf Ficus). A link is provided below:

<https://www.dropbox.com/sh/kyosyoowpeinna5/AADnDyAUP76xmGLofDpFN49da?dl=0>

6. Additional comments may be made as project progresses.

Response: Acknowledged.

Utilities Department Comments:

1. Sections C through F on the Construction Details sheet (6 of 6) indicate proposed fill constructed outside of the property line of the development and, in two sections, within a CBWCD easement. Please confirm authorization from the Monterra CDD and CBWEC to construct this fill.

Response: Applicant team has met with and presented this construction to the Monterra CDD at several past Board meetings. In addition, the Monterra CDD Engineer and Legal Team is reviewing the proposed agreements. To date, no opposition to the construction and landscaping, within the CDD property, has been indicated by the Monterra CDD. Applicant team is working on finalizing the agreements with the CDD and looks to have Board action for execution in the near future. The proposal will repair, enhance and approve the current condition of the mitigation areas.

The Applicant is in the process of scheduling meetings with CBWCD and Broward County regarding the proposed construction as part of the construction plan review / permitting process. In addition, applicant is anticipating comment letters from review from CBWCD regarding proposed construction.



March 9, 2022

Jason Chockley
Community Development Department City of Cooper City
9090 SW 50th Place
Cooper City, FL. 33328

Re: Sienna at Cooper City
Applications: Final Site Plan, Variance & Plat

Mr. Chockley,

The purpose of this document is to provide responses to the comments issued on January 20, 2022 from the Development Review Committee (DRC) meeting held on January 12, 2022. The DRC meeting was held to review the Preliminary Site Plan, Final Site Plan and Variance Applications re-submittal package re-submitted on December 29, 2021. Each comment is listed below along with a response to each in blue.

Planning and Zoning Department Comments:

Old Comments:

1. Provide approval letters for proposed offsite fill from CBWCD (in D.E.), SFWMD (in dedicated wetland conservation area), and more importantly Broward County.

Response: Comment acknowledged. Applications have been made to CBWCD, Broward County and SFWMD. Approval letters from CBWCD, SFWMD, and Broward County will be provided once issued.

2. Per in person DRC conversation, wetland mitigation area dedicated to Broward County. Review the plat/title work and provide approval from Broward County.

Response: Acknowledged. Broward County approval will be provided once issued.

3. Provide update on documentation/recordation of 10' landscape and wall maintenance easement of Monterra property/plat.

Response: The landscape maintenance easement (no wall) will be provided once it is recorded which is anticipated to coincide with plat recordation.

4. Provide proposed Plat in each set of plans.

dimensioned.

7. Provide detailed housing materials detail sheet for each model.

Response: Due to the current preliminary nature of the plans and the future availability of product, we cannot specify each material by color or manufacturer at this time. The black and white elevations provided call out annotations indicating building materials.

8. Staff recommends providing what type of fencing material will be allowable by the HOA.

Response: Fence material has not yet been selected, but the selected product will be specified in the HOA documents. A likely scenario of aluminum and PVC fencing will be utilized.

9. Provide fence layout in the pool fit detail.

Response: The lot fit study shows the maximum pool area only; the proposed fencing around the pools will be shown in plot plans at building permit submittal.

10. Staff recommends amending some of the roof styles in the elevations to address similarity of design elements.

Response: Transitional elevations have been revised to show a 'major' roof style change with roof pitch revised from 5:12 to 6:12.

11. Provide a plat note amendment for the new easement on Monterra Plat.

Response: The requested landscape easement agreement will be between two private parties who have agreed in principle through a Memorandum of Understanding (included in submittal package) to a commitment by both parties. The easement will be depicted on the Sienna plat as a separate instrument via an ORB and Page so that upon recordation of the Memorandum, the plat will be updated with the recording information prior to the plat being approved for recordation.

12. Add pool sq/ft to impervious area calcs as pools are not pervious.

Response: In past discussions with Staff and as documented via email on November 12, 2021, pools were included towards the pervious calculations. However, based on the comment, the addition of the pool as impervious keeps the required maximum impervious calculation per lot below 55% as depicted on the Lot Fit plan.

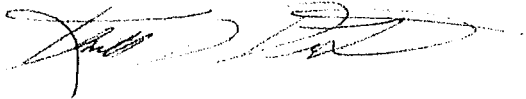
13. Indicate on pool fit diagram that all decking is required to be pavers set in sand or add decking sq/ft into impervious calcs.

Response: A note is included on the lot fit study indicating that pavers will be set in sand.

- The preliminary locations of AC pads, FPL transformers on Typical Unit Landscape Plans.
- The reduction of proposed swale (street) trees from 1/30 LF to 1 per individual lot. The reason for the reduction was to provide the required setback from water/sanitary lines and services and also to address CBWCD comments pertaining to impediment of runoff sheet flow from the inline drains due to rootball locations. Per Section 25-45 (c), this reduction will be presented as a waiver to ultimately be approved by the planning and zoning board.

On behalf of Mattamy Home Corporation, Design and Entitlement Consultants, LLC, respectfully requests approval of the development applications filed for the Sienna project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kenneth DeLaTorre', with a stylized flourish at the end.

Kenneth DeLaTorre
Design and Entitlement Consultants, LLC.

CC: Tony Palumbo, Mattamy Home Corporation
James Fitzgerald, Mattamy Home Corporation
Jeff Schnars, Schnars Engineering



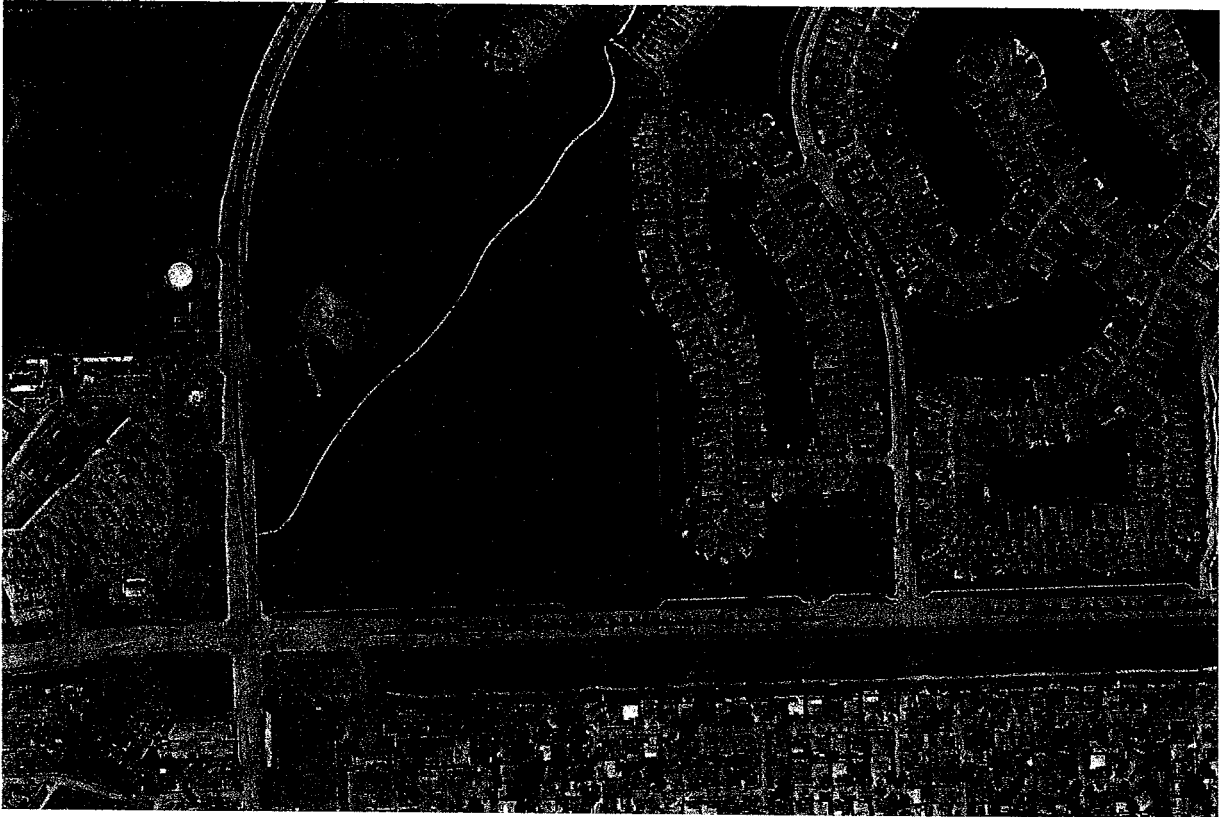
Project # _____
Original Submittal: May 12, 2021
Resubmittal: July 14, 2021
Resubmittal: September 8, 2021

RECEIVED

SEP 08 2021

CITY OF COOPER CITY
PLANNING DIVISION

Sienna Cooper City, Florida



Submitted to:
City of Cooper City
Planning and Zoning Department
9090 SW 50th Place
Cooper City, Fl. 33328
O: 954-434-4300

Prepared for:
Mattamy Home Corporation
Mr. Tony Palumbo
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, Fl. 33426

Prepared by:
Design & Entitlement Consultants LLC.
Ken DeLaTorre
1127 Royal Palm Beach Blvd., Unit 411
Royal Palm Beach, Fl. 33411

List of Applicant / Consultants

1. Client /Applicant:

Mattamy Home Corporation
Representative: Mr. Tony Palumbo
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, Fl. 33426
O: 561-413-6096
E: tony.palumbo@mattamycorp.com

2. Site Planning / Landscape Architect:

Design & Entitlement Consultants, LLC /
Divine Design Landscape LLC
Representative: Ken DeLaTorre
1127 Royal Palm Beach Blvd., Unit 411
Royal Palm Beach, Fl. 33411
O: 561-707-3410
E: ken@designandentitlement.com

3. Engineering:

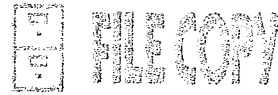
Schnars Engineering Corp.
Representative: Jeff Schnars
947 Clint Moore Road
Boca Raton, Fl. 33487
O: 561-241-6455
E: jeff@schnars.com

4. Surveyor:

Pulice Land Surveyors
Representative: John F. Pulice
5381 Nob Hill Road
Sunrise, Fl. 33351
O: 954-572-1777
E: jane@pulicelandsurveyors.com

5. Traffic Engineer

McMahon Associates, Inc.
Representative: Natalia Lercari
2090 Palm Beach Lakes Blvd. Suite 400
West Palm Beach, Fl. 33409
O: 561-840-8650
E: nlercari@mcmahonassociates.com



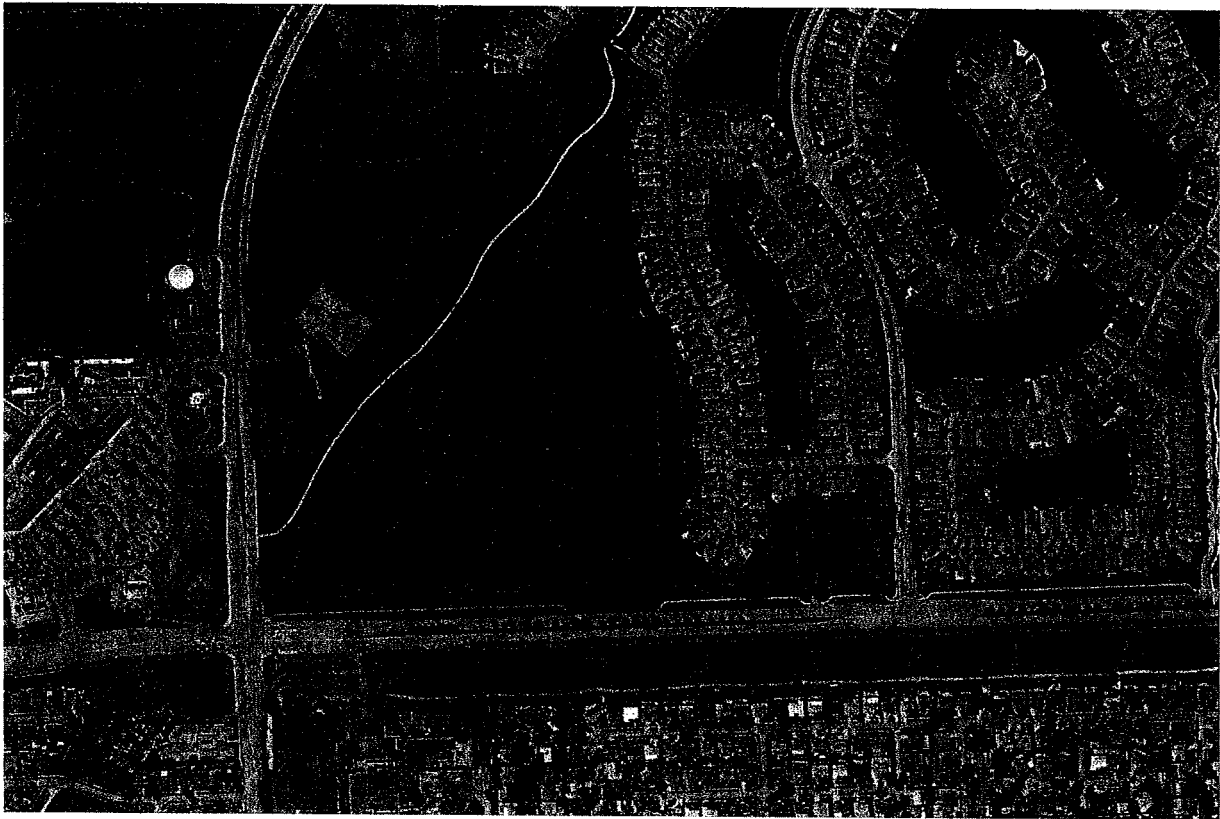
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PLANNING & ZONING ADVISORY BOARD

Draft

Minutes of May 2, 2022

Meeting Called to order at 7:00 P.M.

1. ROLL CALL

P&Z Board Members

MEMBERS	5/5/22	4/4/22	2/07/22	1/10/22	1/3/22	11/15/21	10/18/21	4/5/21	2/22/21	12/07/20
Jimmy Goulet	P	P	P	P	P	P	P	P	P	P
David Rouse	P	A	P	P	P	P	P	P	P	P
Jim Federici	P	P	P	P	P	P	P	P	P	P
Lisa Dodge	P	P	P	P	P	A	P	P	P	P
Kelly VanBuskirk	P	P	P	A	P	P	P	P	P	P
Jeremy Katzman	P	P	P	P	P	P	P	P	P	P
Alex Weisberg	P	P	P	P	P	P	P	P	A	P
Candy Coyne	P	P	P	P	P	P	P	P	P	P
William Barkins	P	P	P	P	P	P	P	P	P	P
James Curran	P	P	P	P	P	P	P	A		

*Reappointed ** Resigned *** New appointment

STAFF PRESENT: Jason Chockley, Assistant Director of Community Development
Brandon Johnson, Planner

APPLICANTS: Dennis Mele., Greenspoon Marder, LLP, Agent
Ken DeLaTorre, Design & Entitlement Consultants, LLP, Planner

2. P&Z BOARD - MINUTES - WAIVE/APPROVE MINUTES OF 4/4/2022:

Motion to waive the reading of the minutes made by James Curran and seconded by Candace Coyne. All ayes on voice vote. **MOTION WAS APPROVED.** Motion to approve the amended minutes made by Jeremy Katzman and seconded by Kelly VanBuskirk. All ayes on voice vote. **MOTION WAS APPROVED.**

3. PUBLIC COMMENTS:

None

4. NEW BUSINESS:

A) SIENNA AT COOPER CITY

- 1) VARIANCE #V 5-3-21
- 2) SITE PLAN #SP 5-3-21
- 3) PLAT #P 5-2-21

B) CODE CHANGE FOR LIT WINDOW SIGNS RESTRICTION TO BUSINESS HOURS

C) CODE CHANGE TO ALLOW "ALL COLORS" FOR WINDOW SIGNAGE

Chairman Rouse turned the item A over to Mr. Chockley.

Mr. Chockley said we will start with the site plan and plat which covers the more general information.

The current land use of the property is Residential Irregular at 3.3 dwelling units per acre. The zoning designation is R-1 D, Single Family District. The subject site is approximately 9.4 acres in size and is located on the north side of Sheridan Street about one quarter mile east of Pine Island Road. The Site Plan reflects all lots exceeding 6,500 square feet in size with one and two-story single-family homes ranging from 2,300 to over 4,300 square feet under air. Along with approval of the Final Site Plan and Plat, there are three variances associated with this request which we will get in to on the variance petition. Access to the site is provided from Sheridan Street to the south. The plans reflect a private internal street within a 60-foot wide street right-of-way. A fenced tot-lot with decorative sun shades and 400sq/ft Gazebo are proposed as a site amenity. The plans reflect a 1.35-acre drainage retention lake and a tot lot on the north end of the project. The landscape plans reflect a 25' landscaped right-of-way buffer along Sheridan Street and a 10' offsite landscaped buffer easement along the east peripheral property line adjacent to the lake in the La Costa neighborhood in Monterra. A memorandum of understanding has been executed between Mattamy Homes and the Monterra CDD. A Model Center Site Plan is included which reflects a temporary parking lot proposed for Lot 2 and a model home sales center proposed on Lot 3. There are no recreational lands being proposed within the development. Therefore, the developer will need to secure approval of a fee in lieu of the recreational land dedication requirement of six acres per thousand-population generated by the development. The Sienna Village Plat reflects 30 specifically delineated lots with a restriction of 30 single family detached dwelling units. The plat reflects access from Sheridan Street to the south including a right in deceleration lane. A 2.51 acre water management area and a 60-foot wide private street are to be dedicated to the future Homeowners Association. In addition the Plat reflects utility, landscape and drainage easements as well as the platted access opening and non-vehicular access lines. Along Sheridan Street, Parcel "RW" dedicates 40ft of Right-of-Way to the City which will be used in the future for the County's 10ft Multi-Purpose Pathway Project. OUTSTANDING STAFF COMMENTS/RECOMMENDATIONS: -Proposed site plan has grade changes offsite that have not yet been approved by South Florida Water Management District, Central Broward Water Control District, and Broward County Environmental. In the time since this staff report was prepared, they have received the approval from Central Broward Water Control District with South Florida and Broward County still pending. The plat, site plans, engineering, and landscape plans have been reviewed by the DRC for conformance with the applicable zoning district regulations and are in conformance with those standards subject to the conditions listed below. The Development Review Committee therefore recommends APPROVAL of the Final Site Plan and Plat petitions. One item to update, per them getting Central Broward approval, is they are seeking a minor landscape waiver. Central Broward reviews the plans. Right now code requires a landscape tree in the swale for every thirty feet, but interfering with drainage lines, they weren't able to do all thirty feet. So the compromise is one tree per lot. So that's a slight deviation from the landscape plan as submitted. Three variances are requested for approval of the accompanying site plan as submitted. The first is to reduce the minimum lot width from 60' to 50.2'. The second is to reduce the side interior setback from 7.5' to 3' for one side only. The third is to increase the maximum building coverage from 33% to 42% of the lot. The applicants justify the variance requests based on a number of statements including the following as per their justification statement: The applicant states that this request is necessary for the property to reach its full development potential, due to its challenging size and seeks to develop the site in a manner consistent with the adjacent Monterra community zoned PMUD. The second justification is compatibility. The proposed lot sizes and setbacks are compatible with the Monterra PMUD immediately adjacent to the East which is the La Costa neighborhood. All comments & concerns related to the variance request have been addressed. Staff has determined that the variance meets all the submittal requirements for review and processing of a variance petition based on the following findings:

The main finding is that this request is purely based on a lot fit basis and would be applied only as necessary. Not all houses will actually need the actual variance. It may be five houses, it may be eight houses, but it's not every single house on every single lot. Granting the variance would not be detrimental to the public welfare or injurious to the property or improvements in the zoning district or surrounding neighborhood. The Planning and Zoning Board is requested to discuss the petition and make a recommendation. Board input will be forwarded to the City Commission for final action.

Chairman Rouse turned the item over to the petitioner.

Mr. Mele introduced himself as Dennis Mele of 200 East Broward Boulevard, Fort Lauderdale, on behalf of the applicant. He said we have a few pictures to show. If you have any questions at any point, please feel free to ask them. As Mr. Chockley mentioned, there are three variances. We'll go over those in a little bit of detail but this just shows you the category and the application number. This is our site and you see that our neighbors are basically wetlands to the north and the west, and then the La Costa portion of Monterra to our east. You will see, as we go through the presentation, that we're doing everything we can to be consistent with and compatible with Monterra and La Costa. And then you see the other parts of Monterra. And then of course, on the south side of Sheridan Street, you're in the City of Pembroke Pines and the Pembroke Lakes development. This is our site plan turned sideways. Sheridan Street is on the left. North would be on the right. You see it's a street coming in off of Sheridan, a single cul-de-sac, as mentioned earlier. It's a 3.3 unit breaker land use. That's exactly what we're proposing here with thirty homes on the site at the north end which is on the right. You see our lake which is required by the Central Broward Water Control District. As Mr. Chockley mentioned, we do have the Central Broward Water Control District sign off. On the left side, adjacent to Sheridan Street, you can see a green area and then some sidewalks. We are dedicating approximately forty feet of right of way for Sheridan Street. That will allow the connection of the trail that's already been shown east of us and west of us. We will put in the missing piece when we dedicate the right of way. You can see where that red arrow is immediately to the right of that. You see a green area before you get to the first house and you see the sidewalks going through it. And as I mentioned, those sidewalks will connect to the ones that are to the east and west. We will build that sidewalk when we build our development and we will dedicate the forty feet as part of our plat. You see the lot layout. Each one of those lots is as was mentioned, 50.6 feet. I will just say fifty and a half although I know that 0.6 is a little more than a half. The lots that are on the east side are 138 feet deep. The lots on the west side are 130 feet deep. For comparison, the La Costa development, which is just to our east, has lots that are fifty feet wide by one hundred feet deep. Our lots are just a half a foot wider than theirs, but thirty feet longer or thirty-eight feet longer, depending on which side of the street you're on. You'll notice in the staff report that it mentions that we do meet the minimum square footage for the lots. Even though the frontage is narrower, the depth is deeper. By the way, I don't know how many of you here may have been on the Board in 2017, but in 2017, the same plan was approved for the D.R. Horton Group. They just never used it. The land use was done then. The zoning was done then. They actually did get approval from the City of the plat, the site plan and the same variances, but they never built the project. So the site plan would have expired of course, and the same thing with the plat. We had to refile everything but we are trying to preserve the same applications that they had. I didn't represent D.R. Horton so I can't say for sure, but I think the main reason that the project did not work for them was that you could have potentially been required to build a retaining wall around three sides of the site. What we did instead is we went to the CDD from Monterra. You notice just east of us, between us and where you see La Costa,

is a common area that is owned and maintained by the Monterra CDD. So we went to the CDD and we said, when you have a wetland like this, normally at the edge of the wetland, you have what's called an upland buffer that provides the slope from the lower elevation of the wetland to the higher elevation of where the home is really built. When I say elevation, I'm talking about, the number of feet above sea level. What we've done is we've reached an agreement with the CDD for Monterra to put in the proper slope instead of doing a retaining wall. The other thing we're doing is we're doubling up the landscape buffer on the east side of the property behind the homes, between us and La Costa, so that we will have the proper slope. And we will have a double row of landscaping to provide an even better buffer. This same information was presented to the CDD Board. That's what led to the agreement we were able to reach with them what Jason referred to and the same information was also presented to the La Costa community. I think we have a couple of people in the audience tonight who live in that community. This is our site plan. I know it's a little bit small in the way you see it on the screen. In the plat, as was mentioned, each one of these lots will have a legal description so that when the homes are sold, you'll be buying lot number one or lot number two or whatever. You will have a proper legal description of public record. We do have common areas on the site, of course. We will have a homeowner's association that will be responsible for maintaining the common areas. Our association will also maintain both sides of that buffer, the five feet that are on our property and the five feet that are on the CDD property. That is part of the agreement we reached with the CDD that we would not only install that slope and that buffer, but we also maintain it after it was built. This shows the three variance applications. The minimum lot width for this zoning district is sixty feet. As I mentioned, we have 50.6. Now you might wonder how did they do a fifty foot wide lot in Monterra? Monterra is a PMUD which is a planned mixed use development where you basically draft your own regulations. They were able to say, we really think these fifty foot by a hundred foot lots work well. Obviously they sold very well. I think the people that live there like them very much. We are not a PMUD so we don't have that route to be able to modify these numbers. We have to do it through the variance process. The second one is the maximum building coverage and you see that's 33%. We would go as high as 42%. That was the one that Mr. Chockley was mentioning, depending on which house goes on which lot, whether you would need it or not and to the extent you would need to go between thirty-three and forty-two. On the side yards, in La Costa they have seven foot on one side and a three foot on the other. We have a seven and a half on one side and a three on the other. Now why do you have a different number? The main reason I think for having a different number is one of those sides is going to have your air conditioning compressor. You need extra room there so that you can get around that air conditioning compressor to cut the grass or whatever else it is you're doing. It's not unusual that you would see it offset. Of course every lot will be offset the same way so we will always have ten and a half feet between houses. For example, in La Costa they have ten feet between houses, we'll have ten and a half, but it'll be seven and a half and three. Each house will follow that so you're never closer than the ten and a half feet. Then as part of our justification, obviously it's a much longer justification in the package in your backup, but just kind of the bullet points is we're really just trying to show that we're consistent with our neighbors and doing the same type of development and same types of characteristics for the lots. Here in the site data, you see the acreage of the site. The land use is the 3.3 units per acre with the R1D zoning. The thirty lots equals exactly the 3.3 units per acre that the land use calls for. For site characteristics, I mentioned earlier the forty foot right of way dedication. In that blow up on the left, you can see it a little bit better. We will be dedicating that right of way for Sheridan Street. We will also be putting in that sidewalk that's shown there to connect to the existing sidewalks both east and west of us. You see at the north end of the site, near the lake, we have the tot lot shade structure and a small parking area. As you probably are aware, the post office no longer delivers door to door to single family homes. Even in a single family neighborhood, you now

have to put in the gang mailbox like you have in townhouses and apartments and everywhere else because the post office no longer delivers door to door to the new developments. If you live in an existing house and you have door to door delivery, you're still going to have it. But if we build a new development, they don't do door to door anymore. Actually, the post office changed this regulation almost ten years ago but only started enforcing it about five or six years ago. I'm guessing you may have seen other developments come in since the post office made that change. We had a number of developments where that was difficult because we had already gotten it approved. Then we had to go back and fix it somehow to put in the gang mailbox. Luckily, we know up front that we have to do it here so we are able to include it from the beginning. This is a graphic showing you a little bit of a feel for how it'll look. This is the entrance coming in off Sheridan Street. You see the sidewalk I mentioned. You see the street and you notice this is not a gated community. Although it is private, it is not gated. And then you see there will be the decorative paver materials on the driveways as well as on a number of the other decks in other areas. This is detail of that tot lot shade structure/amenity area next to the lake. You get a little bit of a feel for how that looks and what we're proposing to do there. This is the monument sign out by Sheridan Street just with the name of the development. This is as if you were standing at the north end of Sheridan Street and looking north up the street towards the project to see what everything looks like. I want to just spend a minute on the landscape buffer. As we met with the La Costa folks, you see how we're doubling up on the buffer with the landscape material. And then also we are putting in the slope so we have the proper transition from the upland area to the wetland area which is east of us. As I mentioned, we will be maintaining the entire landscape buffer with five feet on our side and the five feet on the CDD. This is just a little cross section showing that eastern buffer and then the waterway on the homes. And there's another one showing kind of that same area and that same treatment. These are just some of the home styles. We have a number of different models. We have three different elevations for each model and these are just some of the examples. By the way, these are all two-car garages and two-car wide driveways. You'll notice some of the driveways are even a little longer than normal because we were able to make the lots deeper. Here are some of the additional elevations and some of the amenities. As Mr. Chockley mentioned earlier, there is no recreational element. There is private recreation but there is no public park. That's why we have to pay the park impact fee in lieu of putting in a park. If we did put a park here, it would be extremely small based on your six acre per thousand requirement. I think it would be like a half an acre. And I don't think the City really wants to have half acre parks that they have to maintain so we will pay the fee instead. We do have private recreation on this site. If you have any questions, I'll be happy to answer. Thank you very much. If there's public comment, like the opportunity to respond as appropriate.

Chairman Rouse turned it over to the Board for any questions for the petitioner or for staff.

Dr. Barkins asked if there was a turn in lane.

Mr. Mele said yes.

Dr. Barkins said that it was not noted here.

Mr. Mele said you can barely see it, but yes, there's a right turn lane as you're heading west on Sheridan to go into the driveway. Of course, there is no median opening there. There is no left turn lane because you can't turn left to come in. It is right turn in and right turn out only.

Ms. VanBuskirk said this may be better put to Mr. Chockley, but whomever is the most appropriate person can answer. I know that variance that we're seeking in terms of width is from sixty feet to 50.6 feet, but I'm looking in the Code and there's a subsection here that states if any lot that abuts water on the rear side of the lot that requires a seventy-five foot width. She asked why we're going with the sixty and not that subsection seventy-five requirement.

[Inaudible discussion]

Mr. Mele said it backs up to wetlands, but not water, I think is what he's saying.

Ms. VanBuskirk said okay. I was just looking at the renderings cause I was wondering, and the renderings are sort of showing water in the background, so [inaudible]. I do have one question for petitioner. With reference to the request on the width variance, she asked if would be possible to accomplish the same end if you put in fewer lots without the variance on just the width.

Mr. Mele said I had a meeting earlier today here at City Hall with one of the Commissioners and he asked me that same question. If you made the lot sixty feet, what would happen? We believe we would lose probably about six lots. We would go from thirty down to twenty-four. Obviously with a 3.3 unit per acre land use, which allows for thirty lots, we'd like to try to get thirty.

Ms. VanBuskirk said so it can be done. I'm just seeking out the hardship that the developer faces in needing the variance versus wanting the variance to maximize lot size.

Mr. Mele said there are a couple of things. First of all, this is an extremely expensive piece of property to develop because all of the filling and the wetland mitigation and the transitions between this property and the wetlands that we have to do. And I think that's partly born out by the fact that the D.R. Horton Group, which is a national home builder, came here and got the land use approved, the zoning approved, the plat, the site plan and the same variances approved, but they couldn't make it work. We decided to bite the bullet and go to the CDD and say, "Look, we're going to be your neighbors. We think we can do something that's good for us, but also good for you." We were able to make this a reasonable development by putting in that slope. If we lost six lots, my guess is we would abandon the project for fiscal reasons.

Dr. Barkins asked about the ownership history. He asked if Mattamy owns the property now, when the transfer would take place and if it would be 100%.

Mr. Mele said we are buying it from a church. Mattamy is under contract to purchase it. Once we're finished with the approval process, we will buy the entire thing. That's what the contract provides for. It's not unusual in a situation like this for the contract to say we'll close once everything's approved. That's how Monterra was done. That's how a lot of different places have been done. The situation here is we are under contract. We fully intend to close as long as we can get the project approved. Mr. Katzman said I am looking at section two in particular about the space between houses, where it would be 10.5 feet between the two homes. He asked if Planning and Zoning had approved this in 2017.

Mr. Mele said I know that the City Commission approved it in 2017. I believe the P and Z Board recommended approval, but I was not here in person.

Mr. Katzman said okay. He asked staff if we have approved similar variances in other communities between homes in the past couple of years.

Mr. Chockley said this one got approved back in 2017. That's probably the only one with an R1D that had that approval. But as Mr. Mele mentioned, the Monterra with the PMUD did have that same lot created, but they had lots smaller, and they had lots larger. So their average was greater than this was as far as lot size, but same product.

Mr. Katzman said thank you. I was trying to see if there were historical similarities. He asked how much they were estimating a home in this community would cost.

Mr. Mele said these probably start in the mid-600s and go up from there pretty significantly.

Mr. Katzman said that's a good deal of money when you can basically touch your house and touch your neighbor's at the same time.

Mr. Mele said I will tell you if you look at similar houses being built throughout Broward County, a ten foot separation between homes is pretty standard. I know that your Code calls for fifteen, but ten foot is not unusual. I've seen houses over a million dollars in price being built as such throughout western Broward. I don't even want to talk about the east side of town where things are much closer together and much denser. I am talking about west Broward and it is not unusual to have that ten foot separation and still be paying a million dollars for a house.

Mr. Katzman said okay. I saw some pools were rendered in there. He asked if you could fit the equipment between those two homes to build a pool.

Mr. Mele said you can fit everything you need for the pool. The pool equipment is more likely to be behind the house rather than on the side. The air conditioner is more likely to be on the side.

Mr. Katzman asked if you could fit the bulldozers and everything needed to build the pool between them.

Mr. Mele said we can fit a pool on every one of these lots. The one percentage thing we always have to look at is the maximum impervious area which is fifty-five percent. Even though you have a lot coverage requirement of thirty-three percent, you have a separate rule which is for drainage purposes, to make sure you don't have more than fifty-five percent impervious. We can build every one of these houses, every one of them can have a pool, and we still will not exceed the impervious percentage.

Mr. Katzman asked if you can physically fit equipment between the houses once the house is there.

Mr. Chockley said on the seven and a half that does get built, they usually have to bring in a little bit smaller of equipment. The build isn't as efficient, but yes, it can be built.

Mr. Katzman said thank you. Not that it's required, I was just curious.

Mr. Mele said you can fit it. And what Mr. DeLaTorre just came up to tell me is that Central Broward (Water Control District) said it has to be in the back, not on the side. We can fit it and we have planned for it.

Mr. Katzman said I know that it abuts to a wetlands area. The third variance request is to change from thirty-three percent to forty-two percent. He asked if this percentage is based on drainage and if that was why those the rules are in place.

Mr. Mele said no. That's what I was talking about earlier. You've got a lot coverage of thirty-three percent. That is not a drainage issue. It's just how big the house can be on the lot. What you do have in the Code is a pervious/impervious percentage. You can't have impervious more than fifty-five percent. That's the drainage one to make sure you have forty-five percent of property where the water can percolate through into the ground.

Mr. Katzman asked if someone has to approve whether this would impact the wetlands.

Mr. Mele said yes. That's a separate question but let me deal with that too. For drainage purposes, we will never exceed the fifty-five percent impervious. We don't need a variance for that. We have not requested one. We will be able to meet all of the Central Broward Water Control District and South Florida Water Management District drainage requirements. Now as for the wetland, that was the one permit that Mr. Chockley was mentioning that we're still working on, which is the county environmental resource license. We have no doubt that we will get it. There are a lot of details that go into it, but yes, all the wetlands have been reviewed by the County and the water management district. The indication so far is that we will be able to accomplish exactly what we're showing.

Mr. Katzman said thank you.

Mr. Weisberg said he had a question for staff. He asked if there were any significant changes, whether in the neighborhood, the land, the City code or anything at all that would make the factors for us consider now different than what was considered back in 2017.

Mr. Chockley said no, not necessarily. The big thing is still evaluated to make sure the wetlands are going to be preserved and not compromised by what they're asking for, hence is why we've been asking for those approvals since day one, to make sure that is compatible. Other than that, the site plan itself doesn't really have any issues. Mr. Mele had mentioned the difference between this one and the past was a wall. What was actually the real deal killer for D.R. Horton was that the wetland mitigation credits were not available. The site right now does have active wetlands on it. What they're proposing as far as the lake and littoral shelf still does not meet that full responsibility so they will have to go out and seek wetland credits. With D.R. Horton, by the time they finished the project, the credit banks had dried up. So without credits, the whole site plan would change.

Mr. Mele asked if he could elaborate on that. There are three agencies that have jurisdiction over wetlands in Broward County which are the Army Corps of Engineers, South Florida Water Management District and the Broward County Environmental Protection Department. Years ago, they would ask you to preserve small areas of wetland on your property. The problem when they were doing it that way is you'd have little pieces of wetland isolated from everything else because they were just little pieces on

each property. So now, instead, what they've all gone to now are these wetland banks. There is a wetland bank in Homestead. There's another one in the Loxahatchee area in Palm Beach County. There's a third one out in northwestern Dade County. They actually buy these large tracts of land and they turn them into wetlands or restore them as good wetlands. Instead of having half an acre of wetland on this property, we pay into this fund and the wetland mitigation is done at one of those places. What Mr. Chockley was talking about is there have been times when there were no credits left. You would be doing a project and you'd be saying, well, I want to take my wetlands to the bank, and they'd say, "I'm sorry, we don't have anything available for you." Now there are credits available, and we've contracted for them, so that is not going to be an issue for us.

Ms. Coyne said my question was [inaudible] a dedicated lane for that. She asked where the nearest turnaround is and what impact that is going to have on traffic on Sheridan Street. At certain times of the day, Sheridan is quite busy. Also, these look like large homes and there will be a number of kids. She asked what impact this would have on schools in the area and if there would be enough seats.

Mr. Mele said we are checking right now to find out where the median opening is to our west which would be the place where you could turn around. He asked her to re-state the second part of her question.

Ms. Coyne asked what had been done to address seats available in the local schools and what impact that's going to have in the community.

[Inaudible discussion]

Mr. Mele said with all of these types of developments, we have to file an application with the school board for what they call a SCAD letter which I believe stands for school capacity, availability & determination. We have such a letter and it is showing that there is adequate capacity at elementary, middle, and high school for the number of students that we would have in these thirty homes.

Ms. Coyne asked what the guesstimate on number of students was.

Mr. Mele said the school board actually gives us a number, He is looking it up right now so we'll get you the answer.

Mr. Chockley said I think 1.7 is the generation. Really, where you get into needing special approvals for the students is developments that are asking for increased density. Anything we already have on our land use map is already earmarked for density. We have already mentioned this one has the 3.3 so the school board has already factored that in. When you get projects asking for extra density, that's when you put additional seats that aren't factored. That's where the SCAD really comes in for compliance.

Mr. Mele said the student generation rate, as they call it, is 1.7 students per household. These are numbers that the school board generates and we just use them. They actually do look at which elementary school would they go to, which middle school and which high school. They are showing adequate capacity at all three. It's a pretty small development. As Mr. Chockley mentioned, they did that when they did the land use amendment. They had to look at it then. They look at it again now as we do

the site plan and the plat but they've already factored in that we're going to expect 1.7 times thirty from this property because that's what the land use calls for.

Mr. Federici said, on the application, you have total parking spaces. I guess you have a positive in this, but it says sixty-six. It's really thirty-six. He asked if that was correct.

Mr. DeLaTorre introduced himself as Ken DeLaTorre with Design and Entitlement Consultants, the planner on behalf of Mattamy Homes. With two spaces per unit, sixty-six is a requirement.

Mr. Federici said that's not what I was getting to.

[Inaudible discussion]

Mr. Federici said 126. And then you have a plus sixty-six where it should be plus thirty-six.

Mr. DeLaTorre said maybe. I think the other six spaces are what's at the recreational facility at the end of the street, so I think it's a total.

[Inaudible discussion]

Mr. Federici said okay. I like the project. I'm looking at the property and what you can do with it. I'm familiar with it. He asked if they had ever considered a wall facing Sheridan Street for a little bit of security. I know it's not a gated community but if you went up Sheridan Street, you'd see almost every development on Sheridan Street has a wall on it going all the way to Flamingo.

Mr. Mele said we hadn't really thought of doing that.

Mr. DeLaTorre said we are providing a four foot berm within that twenty-five foot landscape buffer. On top of that berm, there will be a six foot aluminum fence. We will have basically ten feet of vertical visual buffer along Sheridan.

Mr. Mele said I assume we have hedge grow through the fence.

Mr. DeLaTorre said yes, sir.

Mr. Federici said I saw the fence. I just like walls. I just thought it would be better for security, especially on Sheridan Street with all the action we've been having lately. I don't know if it's going to keep anybody out but it is just a suggestion. I know it costs more money.

Mr. Mele said I don't think that it's a financial reason why we would go with the fence and the hedge versus the wall because it's not a very large frontage area. I don't think it's that much difference in terms of the money.

[Inaudible discussion]

Dr. Barkins said a lot of these houses have a potential for five bedrooms. I know of people in the City with more than two kids who are looking for five bedroom houses. Your development would seem to attract a lot of those families. I think the 1.7 students per house is ridiculously low. Later on in life when they are in high school, I think there's going to be parking problems. It's just an observation. The people who buy the houses will buy it for what they're worth. But as a Board, we should keep that in mind.

Mr. Mele said in regard to the school board's 1.7 number, this is a number that is averaged over the entire county. There are going to be certain cities where it's going to be less than 1.7. There's going to be certain where it's going to be more. I would think a city like Parkland or a city like Cooper City, probably more. For a city like Lighthouse Point or Hallandale, maybe it's less. But these are just the numbers that they require us to use. In terms of the parking, we've got two-car garages, two-car wide driveways on every unit. That's four parking spaces if people don't fill their garage with junk. We actually do put in our homeowner's association documents that you're supposed to use your garage for parking and not for storing stuff. There's a self-storage place right down the street. If you need to store stuff, you can go right there and do it. It's not far.

[Inaudible discussion]

Mr. Mele said in response to Ms. Coyne's questions which was asked earlier, the median opening to our west is a little bit less than a quarter of a mile where you would be able to make the U-turn.

Chairman Rouse opened the public hearing for Variance #V5-3-21 at 7:44 PM.

Mr. Feldschuh introduced himself as Stephen Feldschuh. He said I am a resident of the Vista Del Sol part of Monterra. I'd like to start by saying I'm in favor of the housing development and everything else but not in its current state. I think that there are numerous concerns that have been voiced on the Facebook page for Monterra. There are a huge number of people who are up in arms and concerned about many pieces that I don't think have been fully addressed. We can start with the security. Monterra currently has a wall that encompasses the entire community. Even with that wall, we currently have issues with stolen cars and other people coming in. Although there is a physical gate and an attendant, if you pull up to the gate and basically say, "Hi, let me in," you have to let these people in at any hour of the day or night. You have no choice. You're not allowed to ask them where they're going or what they're doing but at least the presence of the wall and everything else at least gives some appearance of security. The current proposal which was explained to the Monterra community during their presentation was that they were simply going to put up a five foot aluminum fence between their community and Monterra. I can tell you right now, I have a pool that's got a five foot fence. I have kids. When the ball goes over my yard into the next yard, they jump the little five foot fence, go get the ball and come back. So if my kids can jump this fence, I guarantee you someone who's looking to do illicit activity is just as easily going to jump a five foot fence. It will absolutely not be any barrier in any way, shape, or form. I'm very concerned about the fence and I am concerned about the lack of wall. I'm very concerned with regard to the issue of the change in the runoff to the wetlands, by changing their ability to have over forty percent of the lot along with having swimming pools. I have a question for the staff. It was that my understanding was that pool equipment needed to be by Code on the side of the house, not on the back of the house.

[Inaudible discussion]

Mr. Feldschuh said with regard to their recommendation of being able to use the wetland bank to buy their offset for this is a wonderful piece. It reminds me of the conversations of people going out and deciding that they're going to pay for their carbon footprint and offset it in some other way. That's wonderful except for the fact that where they're paying for this wetland is going to be tens or hundreds of miles away from us. It clearly is not helping our wetlands here in Cooper City. Although it might be financially advantageous, I don't think it's fiscally appropriate for Cooper City. My last point has to do with parking. I'm glad that someone else brought this up because I can tell you that in Monterra right now, a significant portion of the residents do not use their garage to park cars. They use it for storage. They use it for other personal means or whatever else is going on. Even in our case where we have situations where we have driveways where you can park four cars legally, without even hitting the sidewalk, we still have situations where we have cars parked on the streets. It is already creating a very significant issue for us so I can tell you that this is a foreshadowing of what's going to come for them. Because again, having more than two adults who have cars, you're going to have cars in the streets. You're going to have cars all over. Their floor plan does not allow for excess cars in the street and they are not going to be able to have enough room to be able to have all of these excess vehicles.

Mr. Popovici introduced himself as Alin Popovici. He said I live in Monterra in La Costa. Our backyard faces the new development. We go every few years through a new development being built. I know one will likely be built eventually. Our issue is related to the landscaping in between and specifically to the barrier that separates Sienna from La Costa. It's across from the little lake that we have. Only last week we were notified that there's a development being built. We were gathered to look at a PowerPoint presentation. We didn't have time to study all the plans, look at the landscaping or understand exactly what species of plants will be planted. We have a big concern in terms of the size of the plants that will be built, the height at which they will get eventually, and the density of those plants. From purposes of privacy, we would like to have a larger, taller barrier. We like the fact that we have landscaping on both sides of the fence, but I don't think the proposal of Mattamy to own the maintenance of the buffer on the Monterra side makes sense. Down the line, I wouldn't want to have issues where that is not maintained or it is cut short to the level of the ground. I haven't had the chance to review that plan. Now, the other concern is related to security. Our development is a gated development. In the current phase, the fence that separates us is a decorative fence, five or six foot, together with landscaping, it doesn't appear to be a significant obstacle. It looks like something that can easily be overcome by anyone especially since the new development is not a gated development. There is access from Sheridan. There is not a gate. There is not really any sort of check to see who goes in and who can drive through the development. They can get to the back of the development and no one is supervising. We don't know. There is a concern of privacy that we have. Our backyards are facing the lake. We are concerned about our view. We had a forest view and we would like to maintain some of that. Also during the night, if there are security lights and then so on, light pollution from across the lake would impact us. So we would like to have a larger, taller, twenty foot green barrier or a wall if you have to as we have around other sides of our development. A wall would physically separate our developments. Right now, it doesn't look like that's the case. The landscaping plan was sent to myself only on Friday. I haven't read it or looked at it until today. We would like to ask the Commission to hold off of decisions that would impact us down the road if some of our concerns are not addressed. Our plan is to go to our CDD and discuss it in a larger forum with the homeowners, especially those impacted by this in La Costa, to put forward our proposed landscaping plan that would be covering all of our concerns. If there is any decision today, and I don't know if this is the case, relating to any of the variances that take into account the landscaping, the landscaping that we saw from our point of view is not adequate for those reasons.

Chairman Rouse closed the public hearing for Variance #V5-3-21 at 7:52 PM.

Chairman Rouse turned the item over to the petitioner to address the public concerns.

Mr. Mele said we still have the site plan up on the screen if we can go back to that. I think both of the gentlemen who spoke live in the La Costa neighborhood. Their lots are fifty feet wide by 100 foot deep. Our lots are fifty and a half feet wide by 130 foot deep on one side of the road and 138 on the other so they are bigger. We have a six foot fence with a hedge is what we're proposing. The reason I asked them to pull up this drawing is to show the steps someone would have to take to cause a security problem in La Costa. Someone would have to come in to our development off Sheridan Street, cut through somebody's side yard, climb the fence, go down into that wetland, cross through the water and come up the other side. I think that's pretty unrealistic. We didn't come up with the wetland bank. This is the regulation that the Army Corps of Engineers, the South Florida Water Management District and the Broward County EPD now require you to do. It's not a high quality wetland. It's a low quality wetland. They don't want us to preserve just a little piece. They want us to take it to the wetland bank. There are no drainage problems or the Central Broad Water Control District would not have already issued us the permit. I'd like to introduce Mr. DeLaTorre who attended the numerous community meetings to tell you what we did and who we met.

Mr. DeLaTorre said dating back to May of last year, 2021, we've had five meetings with the Monterra CDD. The first meeting was an initial meeting to give them a heads up that we filed an application with the City. And then the subsequent meetings were meetings to review the changes to the plans. One of the major changes that we made was the double buffer on the east side. Most recently, last Monday night, we had our workshop meeting with the members of La Costa. We actually had a very good showing. Approximately forty-five people showed up. We gave a brief presentation. We showed them this landscape buffer. We discussed the fact that the City plans do show a five foot fence, but at the end of the workshop meeting, we indicated a commitment to do a couple different things. We did hear some concerns about the security issue. Mattamy and I did speak to residents and made a commitment for some changes. Number one, with regards to the security, the perimeter fence that circulates around the entire property will be elevated to a six foot height overall. That was number one to address the security concern. We presented the fact that this is an opportunity for this neighborhood, La Costa, to come and voice their concerns so that we could take their concerns and improve upon the plans. We've actually emailed the landscape plans as well as the architectural plans to some of the residents. We've indicated that we are committed to addressing their concerns. Mattamy also committed to a modification of that east buffer and adding a six foot clusia hedge for more privacy, and more security as well, on both sides of that fence, that six foot fence we just talked about. After the meeting, we actually went to the residence of Mr. Alin's home. We took some pictures in order to address his concerns. Obviously, everybody understands that the property is heavily vegetated with exotics and so what we discussed is the fact that when we do remove the exotics, if any damage comes to those trees that are on the CDD property, Mattamy would commit to replacing that vegetation inch per inch. So if we removed a ten foot palm tree, we replace it with a ten foot palm tree. There is a fence there but the exotics have grown so much. Once we remove the fence, we'll be replacing it with a new six foot fence. Last but not least, in the agreements that we've been discussing with the CDD since day one, we've always committed to Mattamy's HOA maintaining both buffers, on our property and also on the CDD property. The CDD is amenable to this. That is why we have a memorandum of understanding executed with the CDD. There

will not be any assessments to the La Costa neighborhood for the maintenance of this buffer. Rather, the new Mattamy HOA residents will bear the financial burden of that maintenance of that buffer.

Mr. Mele asked to confirm that, when you had the meeting last week with the forty-five people, you let them know we'd be coming here tonight.

Mr. DeLaTorre said yes. We indicated that the next steps would be our public hearing. We said that Planning and Zoning Board was next. Then we said that City Commission would be the following meeting.

Mr. Mele said he assumed that the people would have also received notice of this meeting. I just want to point out that when we say we're maintaining the buffer on both sides, it's just right along our eastern property line. We're not going on the other side of the water behind the Monterra houses or behind the La Costa houses. They own five feet on the other side of the water which is right next to us. That's why you see on this drawing, it shows ten foot landscape easement with a five foot landscape easement on Sienna and a five foot landscape easement on Monterra. So, even though we're maintaining both sides, we're not going across the water near anybody's backyard in order to do that maintenance.

Chairman Rouse turned it over to the Board for any questions or comments they might have.

Mr. Weisberg said I think you just said that in order for someone to get into their neighborhood from yours, they'd have to walk in between the houses and go through some water. He asked if they wouldn't they be able to just go to the end there.

Mr. Mele said I guess they could go down there, but they'd still have to go through water to get from our development over to theirs. They'd have to climb the fence and go through water.

Mr. Weisberg asked if he was talking about the wetlands and not the lake.

Mr. Mele said yes, the wetlands.

Mr. Weisberg said okay. He said the other question I had is regarding the parking situation. What Dr. Barkins said really made me think about this because I'm in Embassy. In Embassy, I think we all have room for four, not all of us, but I know we do. We have room for four cars in the driveway, but there are still cars parked in the street everywhere. In this situation where you have only two in the driveway, I think it's going to be the same situation. He asked if, in this neighborhood you're going to build, if you have a car parked in the street on both sides if you would you be able to even drive through.

Mr. Mele said first of all, I want to point out, we exceed the City code requirement for parking. We are not short. We have extra. What we've been saying is that each of these driveways can park two cars side by side. If they're long enough, they may be able to park four cars in the driveway. And then there's also two cars in the garage. Now I know many people say, "Oh, people put stuff in the garage. They don't park the car there." We put in our homeowners association documents, you've got to use your garage parking.

Mr. Weisberg said you didn't answer my question. He asked if there's someone parked on the street in front of the house on both sides, or even one side, if other cars would be able to pass through.

Mr. Mele said yes, because there's a swale area. They shouldn't park on the pavement anywhere. There's a swale area in front of the house on both sides of the street where you can park a car. It's not something we encourage but it's something I see people do all the time.

Mr. Weisberg asked the width of the street.

Mr. Mele said it is a sixty foot right of way. Somebody mentioned the right of way in Monterra was fifty foot. We have a sixty foot right of way so it is wider than across the way in Monterra where it's fifty foot.

Ms. Coyne said a lot of times, like you say, people should park on the swale or whatever, but the reality is if somebody's having a gathering at their house and fire rescue might need to get in. She asked if that had been an issue in previous communities like La Costa. People don't want you parking on the grass. She asked if you have two cars parked, and they are in the street, if fire rescue was going to be able to get in and turn around and get out of the area.

Mr. Mele said we have an HOA. We can enforce the rules. They don't allow parking in the street. I don't think this single family neighborhood is not different than any other in that regard. Maybe it's a little better because it has a sixty foot right of way instead of a fifty foot. Keep in mind, the width of asphalt for a street is twenty-four feet. So if you have a fifty foot right of way, you have twelve on each side. If you have a sixty foot right of way, I hope I'm doing the math right, you have twenty-two on each side. The other thing is, because these lots are deeper, 138 feet or 130 feet as compared to 100 foot deep in Monterra, you can see that some of these driveways are longer than you would normally get. I had a project on 106th Avenue last year and we were asked to actually draw a drawing of how many cars could actually fit. A number of these driveways are long like those were. I don't see this as a development having parking problems as much as many others in the City that have a narrower right of way.

Mr. DeLaTorre said the other item on the site plan is the spaces that are in the cul-de-sac are also designated as guest spaces. Those are multipurpose for guests to utilize as well.

Mr. Mele said there are six of those. I think you could go to any development in Cooper City and say, what if it's Super Bowl Sunday? And what if somebody has a big party? How's it going to be? This is not different than anyone else. We're not asking to have a narrower road. We're not asking to have less parking. We have more parking. I understand the concern, but if the concern is what you're describing, you'd have to amend the code to require more parking, as we meet the code.

Ms. VanBuskirk said I just have a comment rather than a question. I think it's lovely and beautiful and well thought out and planned and all of that looks wonderful. And it's going to be developed as a residential property at some point because that is what it's zoned for. That said, I would want to just remind everyone that the reason that we're here reviewing all of this and the threshold that's before the petitioner and not before the Board today is to demonstrate why there is such an undue hardship that it creates a burden that would prevent the petitioner from developing this, but for the variance. I don't

think that fiscal feasibility or a desire to maximize profits meets that threshold. So unless there is some other absolute necessity for a variance, I would approve it within the code and without the variances, but I wouldn't approve it today with thirty dwelling units and the variance. I just have serious population impact concerns, particularly because of the schools that are zoned for all three of them, two out of the three of them are over capacity currently. The third is projected to be over capacity within the next few years and they are all projected to remain over capacity for the next several years by the school board. While it will be developed, I'd like to be developed within the confines of the codes so that we don't further increase a population issue.

Mr. DeLaTorre said the SCAD that we received gave the capacity analysis and with the projections of the student stations with these new residents, the high school will not be at capacity. I think it did acknowledge that the elementary would have an additional seven student stations, but what it indicated was based upon the proximity to the other elementary school and the residents' children would be zoned for that school. I forgot the school's name, I apologize, but that was addressed in the SCAD.

[Inaudible discussion]

Mr. Mele asked even if they're wrong and that's 1.9 that they would be talking about.

Ms. VanBuskirk said it's already at a hundred [inaudible].

Mr. Mele said all I can tell you is we're following the rules that the school board gives us. They say, we're okay.

Mr. Goulet asked, in regard to the three variances, that each and every one of them be addressed, as far as variance one, two or three, as to how each would affect your project if not passed.

Mr. Mele said in regard to the lot width which we already talked about, we would lose probably six lots going from thirty to twenty-four. At that point, we would probably abandon the project. In terms of the thirty-three percent lot coverage, we had a similar issue with the Kingfisher development on 106th Avenue. That is a development of very large lots with half acre lots. When you look at your lot coverage percentage, it doesn't match with the rest of your regulations. When you can have fifty-five percent impervious but you can only have thirty-three percent with the house, what's going on with that other twenty-two percent? The numbers don't match. Most codes that we see, the difference between the pervious area and the lot coverage is maybe ten or fifteen percent, not twenty-two. What it would do is we would still have the same number of homes, but they would be artificially small for the lot if we couldn't exceed the thirty-three percent. And I don't think you're capturing the full value of what the City should be receiving in terms of sales prices and property taxes and everything that goes with it by having a house that's artificially small for the lot. The last one with the side setbacks is very similar to the description I gave about the twenty-four lots versus the thirty. If we had to have fifteen feet between houses, it would certainly decrease the number of units. I don't know that you computed exactly what it would be. I'm guessing it's about the same reduction as I mentioned earlier for the other variances.

Mr. Goulet said I have a big concern with the parking as well. I'm not going to live there obviously. I live in old Cooper City. I'm not in a gated community. Parking is always an issue. No matter where it is, people park on the side. Regarding your point regarding emergency vehicles getting through, that's also

a point of calling BSO telling them move these cars. As citizens, we can call somebody to tell them to move their cars. We can't leave it up to somebody that has doesn't have sense enough not to park and block vehicles. Number two, as far as crime is concerned, crime is crime. Whether they're going to jump over the walls at Embassy or the walls at any community, they're going to do it. We see it every single day. I truly understand the folks that are concerned about people coming through your neighborhood because it's not gated and jumping over fences and robbing them. I live in an ungated community, I deal with this all the time. That is something that they have to deal with. In regard to the parking, six spots is a joke. I don't know why they even brought that up. Parking is going to be a problem, but that is going to be a problem for the people that buy there.

Mr. Mele said both police and fire, as part of the DRC process, reviewed these plans and signed off. I know the police and fire did not believe that this was something problematic or they would've brought it up during the DRC.

Mr. Goulet said it is part of a homeowner association president to understand that you can't park two cars on the pavement on the asphalt and not park beyond. Maybe you should get rid of the trees on the swales, let them park in the swales and don't put oak trees on the swales.

Mr. Mele said we'd be happy to hear what the proper tree would be. We're flexible.

Mr. Katzman said I really appreciate Mr. Feldschuh and Mr. Popovici coming in tonight to talk about the issues that the most affected people will be seeing based on the development of this area. I think the security issue is real. I have a little map I drew out on my sheet here and I found a very simple way to get over there. If you go from the cul-de-sac around the eastern side of that small lake on the bottom, you're in someone's backyard. Unless there's a hill that I'm not seeing or a trap door or something. I do think that the neighborhood has valid concerns in La Costa.

Mr. Mele said I'm not sure I'm following.

Mr. Katzman said I don't know if you can see my map. If you walk here, you can climb into someone's backyard.

Mr. Mele said what Mr. Katzman just showed me is if you walk down the street, up from Sheridan, walked down the street, and you went over to the cul-de-sac.

Mr. Katzman said you could even park in one of the six spots if it's available.

Mr. Mele said even if you walk along the grass there, you're still climbing a fence and you're still walking through a wetland area.

Mr. DeLaTorre asked if he could address that. I just spoke to the representative from Mattamy. What we are committed to doing is, prior to any major land development, is to install that buffer first. They would maintain a clusia hedge on both sides of a six foot fence. They would install the hedge at a four feet height. That way, you're not essentially installing it at two feet and waiting for the hedge to grow. That is one commitment that Mattamy is willing to do, for the record, to address the security concern.

Mr. Katzman said I appreciate that. Obviously, there is an interest in working with us which I appreciate. For me, it's still a bit of a security issue. The other thing I wanted to mention is the parking which I echo completely. I'm not going to reiterate every concern from everybody else. Regarding the schools, it's not on anybody other than the school board, but our schools are at capacity. If this is zoned for Embassy Creek, there are nine kindergarten classes there right now. I can tell you that it is packed. I don't see zoning this neighborhood to add one more student to that school. I will be calling the school board to ask them questions about that because I think they're issuing these letters without looking into anything. Those are my concerns. I think you guys have done a great job making it look like a really nice neighborhood. I just don't think the hardship was demonstrated. Thank you.

Ms. Dodge said parking is parking whatever neighborhood you're in. Embassy has the same problem. They went through all their stuff. I'm sure Monterra has their problem. Million dollar homes still have parking issues. So parking is parking, wherever it is. These people are going to have to deal with whatever parking they choose to be. As far as the school, if the school board gives them the opportunity to say, "Look, it's 1.9," they are in compliance. Whether we like it or not, they're in compliance. I agree with you 100% that the school is overcrowded. I'm not disputing that. I wish my school was overcrowded. It isn't. But they're doing everything they're supposed to be doing. She said the only thing I don't understand is what letter are they waiting on to get approved.

Mr. Mele said we are waiting for the permit from Broward County for the wetlands. Actually, it's not called a permit. It's called a license.

[Inaudible discussion]

Mr. Mele said we had already been advised that before we went to City Commission, we had to have the license in-hand. We have to have the wetland environmental resource license in-hand before we go to City Commission.

Mr. Curran said I just have a couple of things to add. I'll start with the schools first. Broward County could decide to zone these thirty homes, that whole neighborhood, for Cooper City Elementary or Griffin Elementary as long as they provide a bus. For us to sit here and speculate what the school board's going to do, when they can't even speculate what they're going to do, is not prudent on our part. If they say there's room, there is. I actually work at the high school and I know that we take over 100 reassignments every year. As far as the security goes, security is only as good as the HOA. No matter how you do it, you can't hire enough police, you can't have enough porch lights, you can't have enough crime watch protection programs, or anything, to keep your neighborhood safe. But with thirty homes, you would think an HOA would be really tight on the parking and really tight on the crime prevention. And I can't even imagine another company taking this on. Like you guys have said, this has laid dormant for six years. It's come back. It goes back. They tweak it and the money's just not there. The greatest asset for us in this City right now is that we can pick up thirty homes on the tax rolls that don't really affect the City. With the rising costs of safety that we're faced with in this City, we should be welcoming these people in our community. Thank you.

Mr. Federici said the gentleman on the right made a statement about light. He asked what he meant by that.

Mr. Popovici said it is light pollution. In the backyards, especially on our side, we have security lights which are at the corner of the houses. No one really uses them. But if we would have a community on the other side of the lake, we would definitely see those. No one sees ours, but we would see those across the lake. If we would have a buffer, and clusia is fine, but at six feet we would still see everything from that house, even from the ground level to the top if we have lights at night.

Mr. Mele said we had to produce a photometric plan that shows we are not shining the lights on anybody else's property. It's not going outside our property.

MOTION: TO APPROVE SIENNA AT COOPER CITY VARIANCE #V5-3-21 WITH THE PROVISION THAT THEY OBTAIN THE LICENSING FROM THE ENVIRONMENTAL BOARD MADE BY LISA DODGE AND SECONDED BY JAMES CURRAN. THERE WERE ALL AYES ON THE ROLL CALL VOTE WITH DAVID ROUSE, KELLY VANBUSKIRK & JEREMY KATZMAN DISSENTING. MOTION WAS APPROVED.

MOTION: TO APPROVE SIENNA AT COOPER CITY SITE PLAN#SP 5-3-21 WITH THE PROVISION THAT THEY OBTAIN THE LICENSING FROM THE ENVIRONMENTAL BOARD MADE BY LISA DODGE AND SECONDED BY JAMES CURRAN.THERE WERE ALL AYES ON THE ROLL CALL VOTE WITH DAVID ROUSE, KELLY VANBUSKIRK & JEREMY KATZMAN DISSENTING. MOTION WAS APPROVED.

MOTION: TO APPROVE SIENNA AT COOPER CITY PLAT #P 5-2-21 WITH THE PROVISION THAT THEY OBTAIN THE LICENSING FROM THE ENVIRONMENTAL BOARD MADE BY LISA DODGE AND SECONDED BY JAMES CURRAN. THERE WERE ALL AYES ON THE ROLL CALL VOTE WITH DAVID ROUSE, KELLY VANBUSKIRK & JEREMY KATZMAN DISSENTING. MOTION WAS APPROVED.

Chairman Rouse turned the Item 4 B code change over to Mr. Chockley.

Mr. Chockley said we have two code changes in addition to the petitions we just heard tonight. The first is for lit window signs being restricted to business hours only. This is a change to the lighting code section of the commercial sign code section. Strike through and underline indicates that it would limit all types of window signs to only be lit during business hours.

[Inaudible discussion]

Mr. Katzman said on item seven, it says lit window signage is restricted to business hours only. He asked if business hours are defined anywhere.

Mr. Chockley said we could check in the definitions, but business hours are usually when the business is open to the public.

Mr. Katzman asked to confirm that it was per the specific business and not the City deciding that business hours are eight to eight, for example.

Mr. Chockley said correct.

Mr. Katzman said that wasn't clear to me. I thought it was based on the City's definition of business hours. The other thing I wanted to ask is, in item four, it talks about holiday season. I think we should take out that part of four and just keep strobe lighting as not permitted. I don't know why we're deciding when holiday season is. People celebrate different holidays. Easter is a holiday. July 4th is a federal holiday. There are holidays that are outside of the October 15th to January 5th timeline. I'm just recommending that we just take that out.

Mr. Chockley said we can bring him back that as a code section change on its own if the Board has consensus on that change.

MOTION: TO APPROVE CODE CHANGE FOR LIT WINDOW SIGNS RESTRICTION TO BUSINESS HOURS MADE BY JAMES CURRAN AND SECONDED BY JIMMY GOULET. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

Chairman Rouse turned the Item 4 C code change to allow all colors for window signage over to Mr. Chockley.

Mr. Chockley said thank you, chair. As you just stated, the second code change is to allow all colors for window signage. Current code allows for two colors with the exception of anything that's part of a registered trademark or logo. This would open it up, by right, to a tenant using any colors they choose.

Chairman Rouse turned them item over to the Board for any comments or questions.

Mr. Federici asked that although this would be allowed just from the City, if the individual shopping centers can have their own limitations.

Mr. Chockley said a landlord can always be more specific than our requirements.

Mr. Katzman said I just have a question since we're eliminating the red section. He asked if we are we're basically saying that the colors can be any color if we should we take out the credit card section. He asked if that really needed to be there.

Mr. Chockley said not necessarily. Years ago, credit cards were specific looking like the Visa and American Express.

Mr. Katzman said right. I'm just saying, if it could be any color, credit card signs can also be any color. I think it's pointless so I move to approve striking that sentence about credit cards.

MOTION: TO APPROVE CODE CHANGE TO ALLOW "ALL COLORS" WINDOW SIGNAGE WITH STRIKING THE SENTENCE ABOUT CREDIT CARDS MADE BY JEREMY KATZMAN AND SECONDED BY LISA DODGE. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

5. COMMUNITY DEVELOPMENT REPORT:

Chairman Rouse turned it over to Mr. Chockley to inform what petitions they have upcoming.

Mr. Chockley said right now we do not have a date set for the next meeting. We just finished what should be our last DRC review for the Nur-ul-Islam site plan, plat, and variance petitions. They have to submit, in courtesy review, making sure they addressed the last outstanding comments. Then that will be the next land development petition before you. As we get that courtesy review done, we'll take a look at their submittal timeline because it will require public hearing and advertisements. The chair asked to bring up an update for Kingfisher Reserve. That project is now out of litigation and has closed from CC Devco. We had a sit down last week with the project engineer about moving forward. They resubmitted in their check for the park dedication fee. They are moving forward, starting that site development and are fully aware of the commitments for 106th Avenue having to be done for the final CO's.

6. BOARD MEMBER CONCERNS:

Chairman Rouse turned it over to the Board for any concerns.

Ms. Dodge asked what needed to be done to revisit the holiday issue.

Mr. Chockley said if the Board has consensus to look at eliminating the date specific for the holiday, we can bring back that as a strike through and underlying format.

Mr. Federici asked when they start that project, the old Cameo Farms on 106th, when they were supposed to be looking into the traffic lights and if that is going to be when they finish the project.

Mr. Chockley said the intersection improvements have to be done by final CO. Once the intersection improvements are operational, then they would submit in the findings to Broward County to see if they warrant the left turn signal. Either way the intersection is going to be modified but the dedicated left arrow would be at determination of Broward County. Obviously you need the trips on the road before you can make that assessment. It's in theory but the study has to be done to actually demonstrate what the stacking actually is. They are already earmarking us the money and we will get the difference. If for some reason they do not warrant the left turn signal, the cost of that left turn signal would be paid to the City. It was \$37,000 if I remember correctly. Either way we would get additional money if it wasn't warranted, but it is up to Broward County if the warrant is there.

Mr. Curran asked if we could look at permit changes as well within the building department.

Mr. Chockley asked what he meant by permit changes.

Mr. Curran said in the City of Cooper City, if you were going to do a bathroom renovation and it went over \$10,000, you're required to bring in architectural drawings. I just had a price on mine, because I don't know if anybody can do a bathroom for \$10,000 right now. The drawings are going to cost me \$5,500 for \$13,000 project. He asked, with the inflation and everything that's going on, that maybe we look at bumping the \$10,000 to \$20,000.

Mr. Chockley said I believe that threshold is through Florida Building Code.

Mr. Curran said this is the only city that has it for \$10,000.

Mr. Chockley said I would have to check with the Building Official. If it's Florida Building Code. That's not regulated by the City.

[Inaudible discussion]

Mr. Katzman said one thing I wanted to bring up to the Board is regarding bulk pickup. We looked at a code change regarding the bulk pickup. It might have been about a year ago. I've talked to Jason about it. We went back and forth for a while on how long we thought it was appropriate to leave items out and balancing the two sides of the argument. I was under the impression that it was adopted, but it was not adopted by the Commission. The current ordinance still states that you can only leave your stuff out for twenty-four hours for bulk pickup which I think is unreasonable for residents. I was hoping that we can somehow find a way to readdress that and create a solution for the residents. I don't think we should be leaving out trees for weeks, but I don't think twenty-four hours is reasonable.

Mr. Goulet said I've gone to the Commission and complained about this. I think monthly pick up of bulk is ridiculous. I think back in the day it was every four months, or every six months, whatever it may be. These folks, they'll put a dresser out, they'll put cardboard boxes out on the street. Go down 90th during bulk pickup week. It's ridiculous. I complained about this and I complained about this. This is in our contract with Waste Management. It's a commission problem. Nothing we can do about it as far as P and Z is concerned. We have to go in front of the Commission and complain until they stop this every month bulk pickup.

7. **ADJOURNMENT:**

Meeting adjourned at 8:34 PM.